

Reception Room  
16'11" x 15'10"

Bathroom  
10'2" x 4'5"

Kitchen  
10'2" x 7'2"

Bedroom  
6'8" x 9'10"

Bedroom  
10'0" x 11'5"

Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		65	78
EU Directive 2002/91/EC			



170 HOWARD ROAD, LONDON  
 £2,200 Per Calendar Month  
 2 Bed Flat



### Features:

- Two Bedrooms
- First Floor Flat
- Unfurnished
- Recently Redecorated
- Council Tax Band B
- Bright and Airy
- Close To Amenities
- Close To Walthamstow Central
- Permit Parking
- Available Now

Set on the first floor of a charming period property, this two-bedroom apartment enjoys a prime location in one of the area's most coveted neighbourhoods, just moments from Walthamstow Central, Poet's Corner, Lloyd Park, and Walthamstow Village. Despite the vibrant surroundings, Howard Road remains a peaceful one-way street, offering the perfect blend of convenience and tranquility.

Spanning just over 700 square feet, the home offers generous living space, including a separate reception room and kitchen, as well as plenty of storage room and natural light. Offering an enviable combination of space, character, and location, this is a home that effortlessly balances everyday practicality with the best of Walthamstow living.

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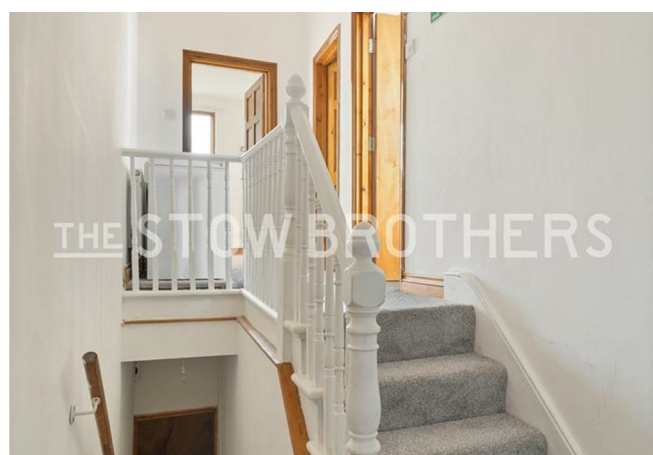
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#### IF YOU LIVED HERE...

Beyond the handsome brick facade, the apartment occupies the first floor and immediately impresses with its bright and welcoming interiors. The reception room is flooded with natural light thanks to large windows and high ceilings, while the calming decor enhances the already generous sense of space.

Both bedrooms are smartly presented, continuing the home's subtle palette with soft carpeting.

The separate kitchen is fitted with a range of units and integrated appliances, offering a practical space. Completing the home, the bathroom has been finished to a high standard and features a spacious walk-in shower.

There's also an abundance of nearby green spaces, from Fellowship Square and Lloyd Park to Hollow Ponds and

Walthamstow Wetlands, perfect for relaxing or enjoying the outdoors.

When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road in Walthamstow Village - Tonkotsu, YardSale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Proud Mary, Orford's Fish & Chips and Ruff's Bistro in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy.

Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Weaver Overground and be in the West End or City in less than 45 mins door to door.



#### WHAT ELSE?

- Soho Theatre Walthamstow, the brand-new 1,000-seat performance venue, is just minutes from your front door. This vibrant space hosts an exciting mix of theatre, comedy, music, and live events, bringing top-quality entertainment right to your neighbourhood.
- East of Eden of just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.
- In addition to having Soho Theatre Walthamstow, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos.

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