



Ground Floor  
 Total Area: 50.4 m<sup>2</sup> ... 543 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

- Entrance Hallway
- Reception  
16'0" x 12'7"
- Kitchen  
8'0" x 7'10"
- Bedroom  
12'5" x 9'10"
- Bedroom  
9'6" x 6'9"
- Bathroom  
8'0" x 4'11"



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		64	78
		EU Directive 2002/91/EC	



## WESTBURY ROAD, WALTHAMSTOW

£1,850 Per Calendar Month  
 2 Bed Flat



### Features:

- Available Now
- Two Bedrooms
- One Double and One Single
- Spacious Reception
- Permitted Off Street Parking
- Walthamstow Central Location

A smartly appointed, elegantly finished two bedroom apartment on the ground floor of a modest, three storey contemporary development set amongst pleasant grounds just off our exciting High Street, with a fine range of independent restaurants and superb transport links to the city.

REQUEST A VIEWING  
 0203 397 9797

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**E4 & N17**  
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**IF YOU LIVED HERE...**

You'll be enjoying a bright and elegant suite of rooms, with hard effect flooring running underfoot throughout, pristine white walls and plenty of natural light. Your reception comes in at a generous size with a French door leading you out onto the communal garden. Your kitchen next door is fully decked out with a suite of white shaker style cabinets, grey countertops and leafy views from the window.

Elsewhere, your master bedroom is a substantial double, equally resplendent with the same flooring and

bright walls. Next door bedroom two is a generous single ideal for a child, home office or dressing room. Finally, your bathroom's elegantly finished with a shower over the bathtub and tiled throughout.

With Walthamstow Central close at hand, you can be at Kings Cross in just over twenty minutes door to door on the super-fast Victoria Line. The overground will whisk you to Liverpool Street in around the same amount of time, with a glorious view of the marshes. Everything else you need is within the easiest reach, from all the big name shops of The Mall to the huge choice of local shops you'll need for that one ingredient or basic essential.



**WHAT ELSE?**

- St James Street station, and its direct twenty minute overground runs to Liverpool Street, is just a half mile on foot.
- You have one of Walthamstow's most characterful wine and dining establishments right around the corner. Supperclub.tube is based in the basement of the Walthamstow Pumphouse Museum. Here you can enjoy lovingly crafted south American cuisine in the unique environment of a 1967 Victoria line tube carriage.
- You'll find more gastronomical options at CRATE St James, a collection of cafes, burger joints and breweries just your side of St James Street station. There're also yoga studios, hairdressers and more.

**REQUEST A VIEWING**  
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