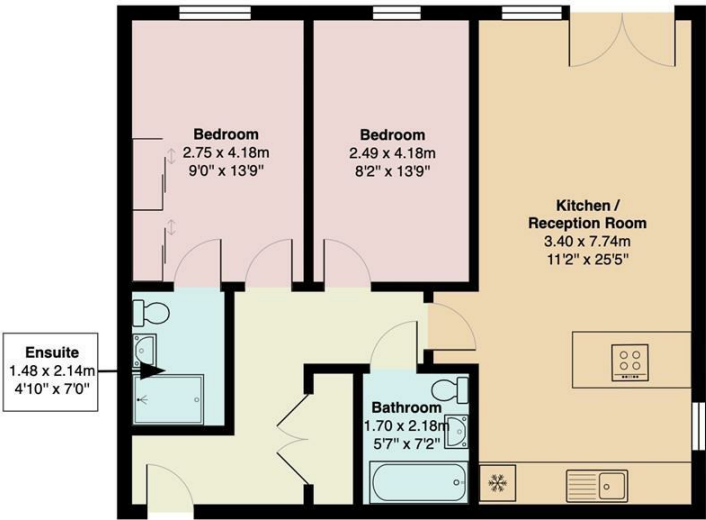


Vellum Court, E17



Third Floor

Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only

Kitchen/Reception

11'1" x 25'4"

Bedroom 1

9'0" x 13'8"

Ensuite

4'10" x 7'0"

Bedroom 2

8'2" x 13'8"

Bathroom

5'6" x 7'1"



VELLUM COURT, WALTHAMSTOW

£2,400 Per Calendar Month

2 Bed Apartment - Purpose Built



Features:

- Available Late November
- Two Double Bedrooms
- Two Bathrooms
- Heating & Hot Water Included in Rent
- 0.5m to Blackhorse Road Station
- Secure Underground Parking
- Ideal for Commuters
- Communal Courtyard

A well presented two bedroom two bathroom third floor floor apartment in a modern development situated close to Blackhorse Road tube station. Boasting a modern interior throughout, this property comprises two large double bedrooms, the master benefiting from an ensuite, a large family bathroom and a generous 25'5" open plan kitchen/living room with floor to ceiling windows. This property comes inclusive of your heating bill included within the rent and designated parking in the secure underground carpark. The grounds offer ample communal areas to relax and read a book or even have a BBQ. Ideal for sharers or even a small family. Available Late November

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0203 397 9797



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(55-54) D		
(54-53) E		
(51-50) F		
(49-48) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IF YOU LIVED HERE

You'd love coming home to this well-designed and impeccably maintained apartment. With a generous 746 square feet of space, a logical layout, and good room sizes, it's ideally suited to a modern lifestyle. Entering the apartment on the third (top) floor of the building, you come into a large hallway with a large built-in cupboard and doors to the open-plan living room/kitchen, both bedrooms, and the main bathroom. The open-plan main living space measures a generous 25'5" by 11'2". It has a linear fitted kitchen at one end and a fully glazed wall at the other. There's plenty of space for sofas and a large dining table next to the galley kitchen area, which has two-tone wall and floor cabinets with integrated appliances.

The two double bedrooms are similar in size, with the main bedroom measuring 13'9" by 9'0" and the second bedroom 13'9" by 8'2". The main bedroom has a fitted wardrobe and an en suite

shower room with contemporary fixtures and fittings including tiled walls and floor, a large walk-in shower, a recessed mirror, and a heated towel rail. The main bathroom located off the hallway is a serene space, with lovely mosaic tiling and a suite that includes a bath with an overhead shower and screen, a large mirror, and a heated towel rail. The apartment is in excellent condition throughout, with tasteful neutral décor that combines white and pastel-coloured walls with chrome fittings and wood floors. The development overall is well-maintained and residents report that it's a friendly community.



WHAT ELSE?

- You're just a couple of minutes from thriving Blackhorse Lane with its great selection of local independent shops, cafes, and restaurants, and 'Beer Mile' of local craft breweries and taprooms.
- It's a ten minute walk to Blackhorse Road tube station, which has 13 minute train journeys to King's Cross via the Victoria Line.
- There's lots of green space, with Lloyd Park, Lee Valley Park, and the extensive Walthamstow Wetlands nature reserve all within 15 minutes away on foot.

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