

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-68) C		
(55-58) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



4 MARLOWE ROAD, WALTHAMSTOW

£2,550 Per Calendar Month

3 Bed Apartment - Purpose Built



Features:

- Available Now!
- Three Bedroom Apartment
- Modern Apartment Building
- Huge Open Plan Living
- Private Balcony
- Communal Gardens
- Neutral Decor
- Conveniently Located

A sleek and superbly located three bedroom apartment on the second floor of a purpose-built low rise modern development. You have a open plan living area, balcony, two bathrooms and a wealth of storage space, plus you're handy for Wood Street's ever-expanding amenities and transport links.

It's a short stroll to Wood Street station to be whisked to Liverpool Street over the marshes in twenty minutes. Or you can ride one stop to Walthamstow Central to reach the West End just as quickly via the Victoria line.

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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0203 369 6444

E17 & E10
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0203 369 1818

E8, E9, E5, N16, E3 & E2
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0208 520 3077

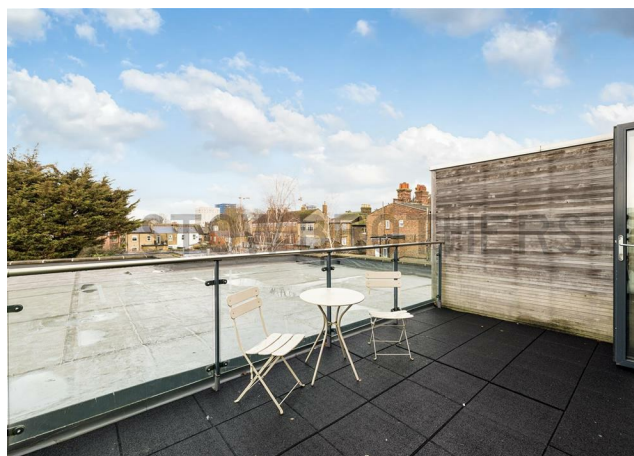
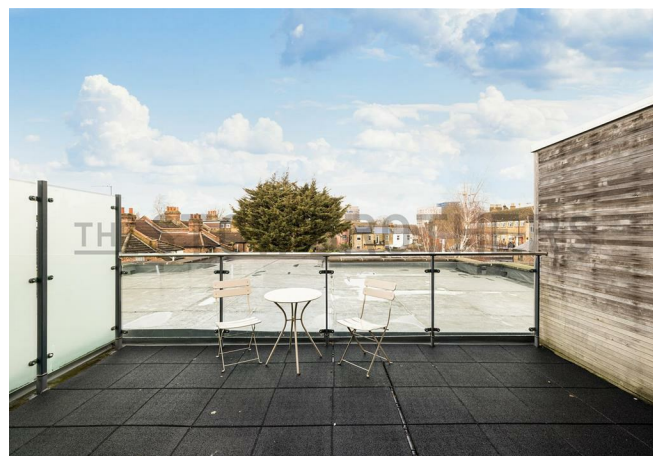
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0203 397 9797



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IF YOU LIVED HERE...

You'll be hosting family and friends in your open plan living space with flawless engineered hardwood flooring underfoot and natural light flowing in from those floor to ceiling windows and bouncing off the muted grey walls. You'll be cooking up a storm in your effortlessly contemporary kitchen with a full complement of integrated appliances and with bifolds that open up onto your private balcony you'll also get a taste of al fresco dining.

Back through the hallway, past the handy storage spaces, and your main bedroom's a generous double with a plush carpet, and an en suite shower room. Bedroom two's a similarly-styled double and bedroom three is the perfect guest room/ home office while your main bathroom comes with a shower over the tub, mirrored wall and heated towel rail.

Outside and you're perfectly placed to explore our peaceful,

part-pedestrianised and historic Walthamstow Village, home to the finest restaurants, gourmet pubs, bars and esoteric venues. Check out the buzzing beer garden, characterful decor and friendly cats of The Nag's Head, the sumptuous Sunday roasts at The Queens Arms, the inventive cocktails at Eat17 and the effervescent neon wonderland that is God's Own Junkyard. All that's still just a fraction of what the Village has to offer and a mere nine minutes on foot. If you've a hankering for natural environs head to Hollow Pond (made famous by local boy Damon Albarn) in Leyton Flats, it's a quick hop away on the W16 bus.



WHAT ELSE?

- Parents will be happy to know you have nineteen primary/secondary schools within a one mile radius rated 'Good' or better by Ofsted, including six deemed 'Outstanding'.
- For your new local we'd be remiss not to recommend The Duke; it's right around the corner and offers up an array of cocktails as well as a menu including Brewburger's mouth-watering meat patties as well as sourdough saloon pizzas.
- Wood Street has an array of restaurants and coffee shops to choose from, from Tuto for your local Italian or Jungle Brail for your South African BBQ to Mini Hiba for an authentic Middle Eastern mezze or Wood Street Cafe for your morning coffee

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