



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SHERNHALL STREET, LONDON

£3,600 Per Calendar Month
 2 Bed House



Features:

- BRAND NEW HOUSE
- Available Now
- Two Double Bedrooms
- Main Bedroom with Mezzanine Feature
- High Spec Finish
- Open Plan Reception/Kitchen
- Underfloor Heating
- Air Ventilation & Recovery System Installed
- Outbuilding with Bathroom

Set across three floors, this two-bedroom home offers a superb balance of artistic style and modern convenience. From the beautifully designed ground floor living space to the separate utility/WC and fully plumbed garden studio, every detail has been thoughtfully finished.

The location is just as appealing, with the buzz of Wood Street in one direction and the charm of Walthamstow Village in the other. With such a great choice of nearby amenities and transport links, you're perfectly placed to enjoy the best of the area.

REQUEST A VIEWING
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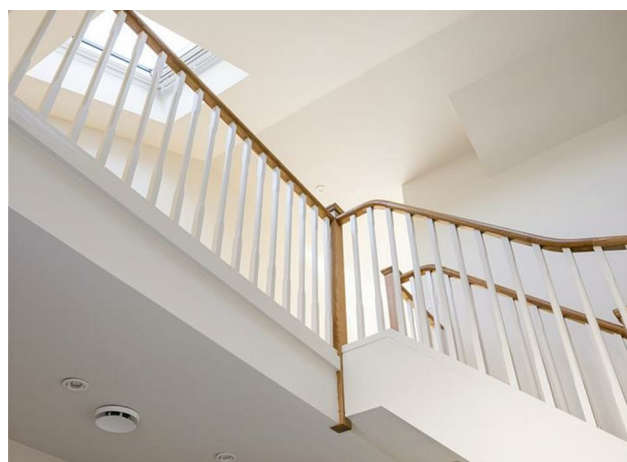
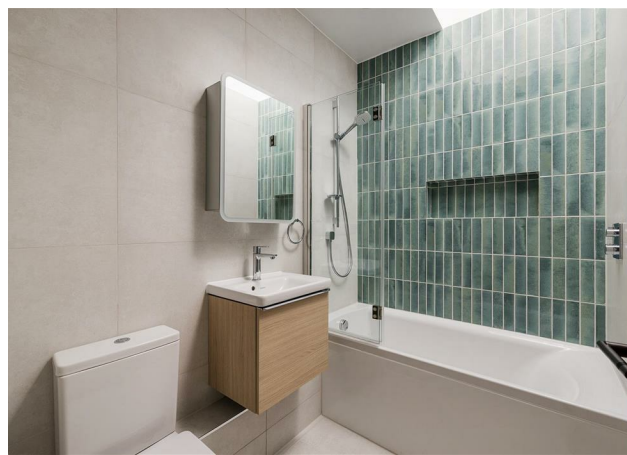
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IF YOU LIVED HERE...

You'll love how architectural design blends effortlessly with contemporary style to create a bright, beautifully considered living space. Built by its owner, a registered builder, the finish is exceptional throughout, with thoughtful details at every turn. Beyond the smart exterior, the spacious entrance immediately sets the tone, while underfloor heating runs across all three floors for year-round comfort.

Prepare to be wowed as you step into the expansive kitchen/diner, a light-filled space showcasing pristine units, sleek worktops, striking tiling and a central island that anchors the room. High-quality Bosch appliances, including a dishwasher, large fridge and freezer, make day-to-day living a breeze, while a ground floor utility/WC adds welcome practicality. Bi-fold doors open onto a charming shingle-filled garden, creating a seamless connection between inside and out.

To the rear, the fully insulated and plumbed garden studio offers superb

versatility, complete with its own shower room and heating.

Upstairs, two immaculate bedrooms feature plush wool carpeting and impressive 2.4m-high doors, while the bathroom is finished to a high standard with a heated towel rail. On the top floor, a further mezzanine room enjoys an incredible sense of space, enhanced by electrically operated triple-glazed skylights.

Throughout the home, triple glazing, an air source heat pump and a mechanical ventilation and heat recovery system ensure excellent energy efficiency, reflected in the strong EPC rating of B.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Wood Street Bear to the award-winning Chocolatine bakery. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars Brewery, Mother's Ruin. Nearby, Walthamstow Village is packed with ancient history, as well as an eclectic mix of



WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is one mile away, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around ten minutes south-east.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the multiscreen Forest cinema.
- New local? You can't go wrong with the Lord Raglan, a traditional boozer with a great selection of food and drinks. The morning after? Head to Lambs Cafe for a hearty full English or Greek breakfast.

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