

£1,600 pcm

Vellum Court, Hillyfield, Walthamstow, E17



Bedroom



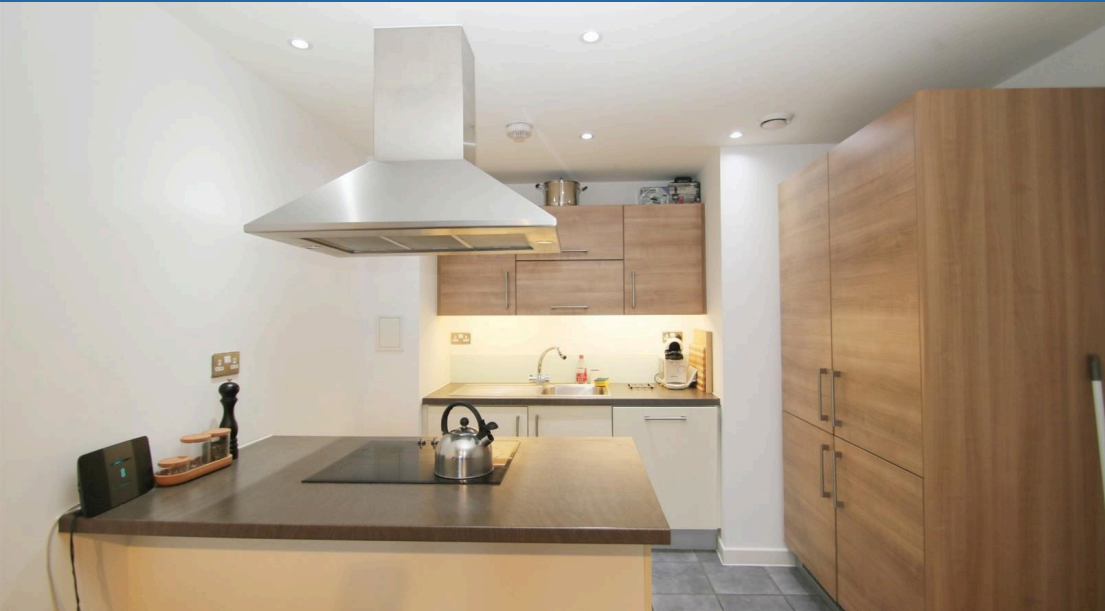
Bathroom

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NOTES:

SECURE UNDER GROUND PARKING | PRIVATE BALCONY | LUXURY APARTMENT | BLACKHORSE ROAD STATION | VIEWINGS COMMENCING NOW A large 1 bedroom apartment boasting a large open plan living and kitchen area flooded with natural light from large floor to ceiling windows. A private balcony overlooks the developments courtyard providing the resident with a quiet peaceful setting. The bedroom is well sized with built in storage included, the apartment also boasts a fully tiled bathroom and a large storage cupboard. This Telford Homes development is located within a thriving east London location, only a short walk from the Town Centre, Lloyd Park and Walthamstow Village creating prime East London living with West End connections. The apartment boasts secure underground parking, luxury fittings throughout as well as being at the forefront of eco-technology.

**Kitchen / Living / Dining** *6.55 x 3.12*

The luxury open plan living space offers a range of contemporary fitted kitchen units, including: stainless steel oven, ceramic hob, extractor hood, integrated dishwasher, fridge/freezer & washer/dryer. The walls are painted with a subtle off-white emulsion creating a smooth finish which complement the oak shade woodstrip laminate floor laid to the living space. Other benefits include: Satellite, T.V and Telephone outlets. - Satin chrome door handles and light switches. - Recessed downlights to the kitchen. - Ceramic tiling to the kitchen area.

Size: 21'6" x 10'3"

**Bedroom** *3.61 x 3.10*

The generously sized double bedroom comprises quattro etched glass & mirror-fronted fitted Wardrobes, natural colour carpet as well as Satellite, T.V and Telephone outlets.

Size: 11'10" x 10'2"

**Bathroom**

White Roca bathroom suites with chrome taps and mixers. - Anti-slip steel bath with thermostatic mixer shower over & glazed screen. - Heated towel rail in polished chrome finish. - Contemporary ceramic tiling. - Large tiled in mirror over stone shelf.

**Pictures**

All photographs depicts the Vellum one bedroom show apartment interior as of July 2011. (Furniture is not included)


**Disclaimer**

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

**Room title**

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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