



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## COURTENAY ROAD, LONDON

£1,750 Per Calendar Month  
1 Bed Flat



### Features:

- 1 Bedroom Ground Floor Flat
- Private Shared Garden
- Fully Furnished
- Ex Warner
- Permit Parking
- Bright and Airy
- Council Tax Band B
- Lloyd Park Location
- Stylish Interior
- Available April

Bright and full of character, this one-bedroom ex-Warner apartment perfectly showcases why these iconic homes remain so sought-after. Highlights include the well-considered layout, stylish design features, shared rear garden, and of course the prime E17 location...

Blackhorse Road station is seven minutes away, providing access to both the Victoria line and Suffragette Overground, but you've got plenty of action going on in your local community, including fantastic bars and eateries, as well as vast green space, such as the Walthamstow Wetlands.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

You'll love the considered mix of materials and hues found throughout your home. In your reception room, light floods through the windows to create a great sense of space, while the timber flooring gives a feeling of warmth. The bespoke carpentry not only looks great, but will be a huge convenience too.

This attention to detail continues in the kitchen, where you'll find pristine units, stylish fittings, high spec appliances and space for a table. The bathroom has a similar style, with contemporary fittings and smart tiling. As for the bedroom, it's immaculate with handy built-in storage.

At the rear you have a shared garden, which is full of rich foliage and has a charming brick patio area, perfect for alfresco dining. Beyond that, you'll find countless amenities, including the much-lauded veg-friendly restaurant SlowBurn, the community-centred bouldering studio Yonder, the newly opened Community Sauna Baths, and the creative studio Blackhorse Workshop, which runs a

variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

You're just a few minutes from the fantastic Walthamstow Wetlands, which has cycle routes which lead to some of East London's most popular destinations such as the Olympic Park.

As well as having Blackhorse Road station so nearby for the Victoria line and Suffragette Overground, in the other direction you've also got quick access to St James Street station for the Weaver Overground to London Liverpool Street.



**WHAT ELSE?**

- The dynamic social hub CRATE St James is a nine minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques.
- Situated in Walthamstow Pumphouse Museum - a 13 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- You've also got countless amenities on your doorstep, including Europe's longest market which runs along the High Street, plus Forest cinema and the convenient chains found in the 17&Central shopping centre a short stroll away in Walthamstow Central.

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