



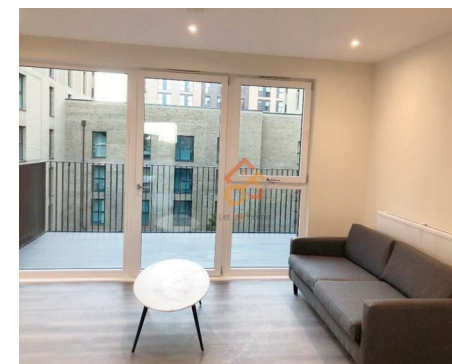
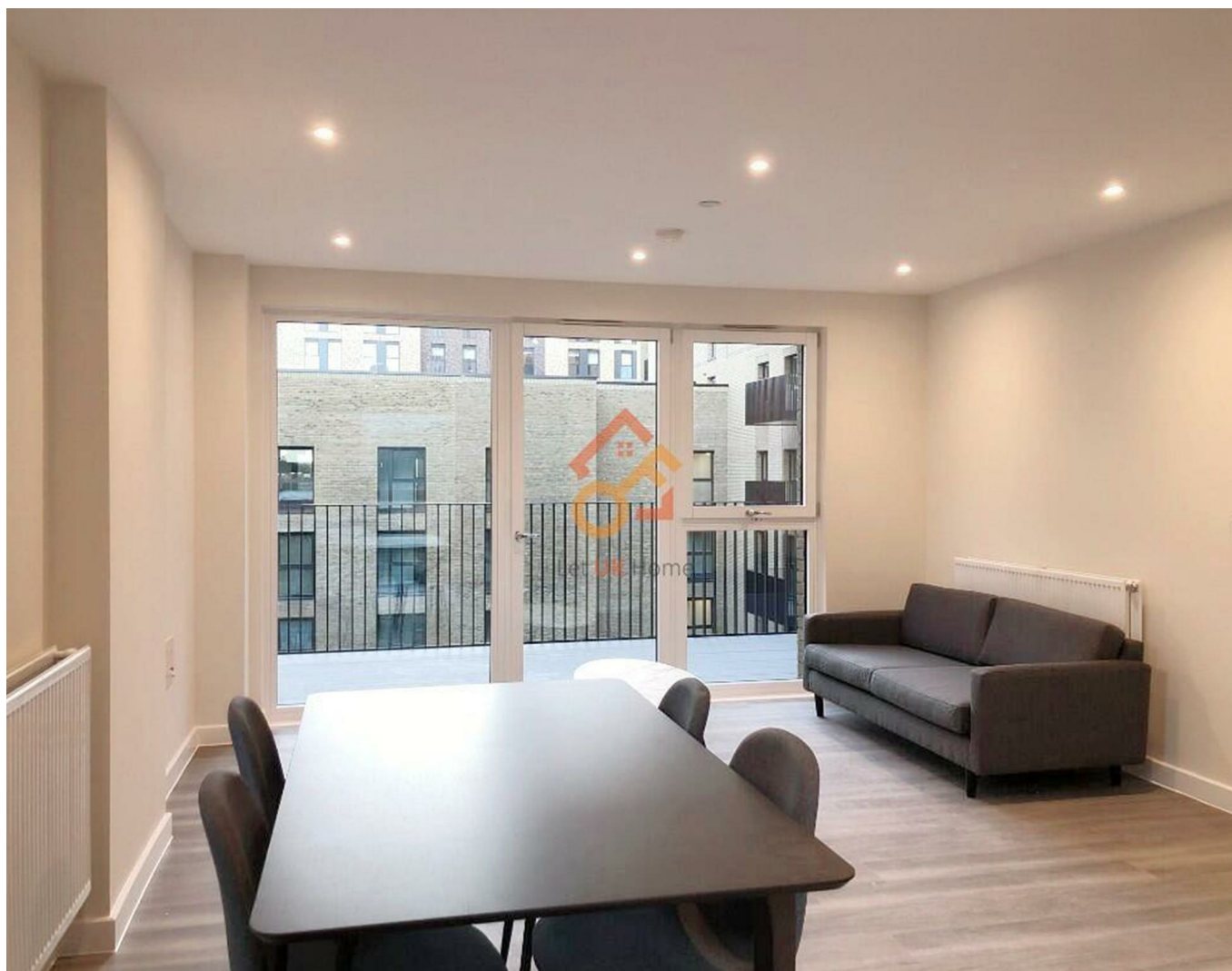
Let **UK** Home

3 Bedrooms

Flat

Located in London

£2,650 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



16 Vanguard Way London

E17 6BG



Let UK Home are excited to offer this three-bedroom apartment in Gadwall House within the Equipment Works development located in Walthamstow, London E17.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, three double bedrooms with wardrobes(master with en-suite), a large family sized bathroom and ample storage.

The residents of this development will benefit from the following facilities: concierge service, the gym, game room, screening room, co-working space, yoga terrace, BBQ area, cycle storage, etc..

Benefit from being located in the heart of Walthamstow, just a stones throw from Blackhorse Road tube station with direct access into Central London via the Victoria Line.

The development is surrounded by the most exciting living places in London. Walthamstow Market, the longest in Europe, is nearby, offering everything from fresh fruits and vegetables to specialty snacks and affordable clothing. The nearby William Morris Gallery houses many art treasures, so you can immerse yourself in art in your free time. There are restaurants and cafes with various flavors in the surrounding area, ranging from traditional British pies to exotic delicacies, which can easily satisfy your taste buds' desire to explore. On weekends, you can take a stroll to the green park near the community for a picnic, or go shopping for goodies in the surrounding specialty home stores. When night falls, you can have a drink and chat in the neighborhood bar and feel the unique vitality and warmth of Walthamstow.

16 Vanguard Way London

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- 4th Floor
- The Gym
- Cinema & Game Room
- Bike Storage
- Concierge Service
- Co-working Space
- Residents Lounge





Living/Dining/Kitchen
25'4" x 13'10" (7740 x 4250mm)

Bedroom 1
12'0" x 11'11" (3680 x 3645mm)

En suite
7'2" x 5'0" (2200 x 1550mm)

Bedroom 2
12'3" x 9'3" (3765 x 2850mm)

Bedroom 3
9'3" x 8'11" (2850 x 2725mm)

Bathroom
7'2" x 6'8" (2200 x 2050mm)

TOTAL AREA
936 sq ft (87 sq m)

Balcony
14'4" x 5'11" (4400 x 1830mm)



Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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