



www.kings-group.net

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Walthamstow E17 3AX
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Prospect Hill, London, E17 3EQ
£1,100 Per Month

Available Now - FURNISHED - Kings are delighted to offer this beautifully presented One Double Bedroom First Floor Apartment situated within this purpose built development close to Walthamstow Central Station, Local Bus/Cycle Routes, Restaurants, Bars & Shopping Amenities. The property has been recently and tastefully renovated and includes a modern fitted kitchen with appliances, modern bathroom suite, double glazing, gas central heating, security entryphone system and separate external utility cupboard. Early Viewings Advised.



Entrance Hall

6'9" x 6'2" (2.06 x 1.89)

Storage Cupboard, Gas/Electric Meter Cupboard, Single glazed door to front aspect, Single radiator, Laminate flooring and Power points.

Bathroom

6'3" x 6'11" (1.93 x 2.12)

Double glazed window to front aspect, Part tiled walls, Heated towel rail, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Electric shower, Hand wash basin with mixer tap and pedestal, Low level flush W.C

Reception Room

18'5" x 10'1" (5.62 x 3.08)

Double glazed bay window to rear aspect, Single radiator, Laminate flooring, Phone point, TV point and Power points.

Kitchen


9'10" x 9'4" (3.00 x 2.85)


Double glazed window to front aspect, Laminate flooring, Tiled splash backs, Range of base & wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher and Power points.

Bedroom One

10'0" x 12'2" (3.05 x 3.72)

Double glazed window to rear aspect, Single radiator, Laminate flooring, Built in storage cupboard, Phone point, TV point and Power points.

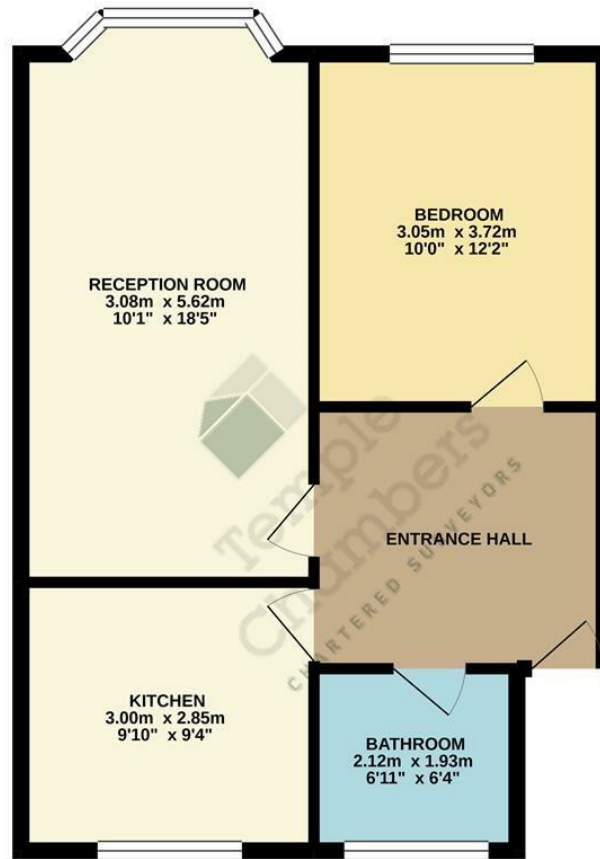
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 50.6 sq.m. (545 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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