

# Coppermills

2 bedroom Apartment

**Old Brewery way, London, E17**

Offers in excess of £515,000 Leasehold



A stunning, spacious two-bedroom, two-bathroom apartment on the fourth floor of a modern development in the heart of St James Street, Walthamstow.

This well-proportioned apartment features two airy double bedrooms, including a master with ensuite. The open-plan kitchen/lounge area is spacious and opens onto a balcony overlooking the development's central courtyard. The current owners have thoughtfully arranged areas for relaxing, dining, and entertaining.

The kitchen includes fully integrated appliances, with abundant natural light throughout from the large balcony. There is also a second three-piece shower room, ideal for guests.

Building amenities include a concierge, two bike storage rooms, and a spacious communal roof terrace. The apartment is on a long leasehold, with service charges around 274 per month and ground rent of £400.

- Council Tax: LB Waltham Forest, Band C
- Lease: Approx. 245 years remaining

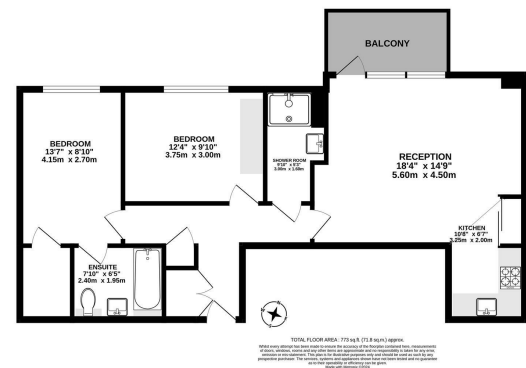
For further leasehold details, including service charges, ground rent, parking, accessibility, and utilities, please contact the agent.

To view this property  
[info@coppermills.co.uk](mailto:info@coppermills.co.uk)  
020 8150 1177

A great home for a  
first time buyer!

# Old Brewery way, London, E17

*The building benefits from a concierge service, two communal bike storage rooms, and a large communal roof terrace. This apartment is being sold on a long leasehold basis. Well situated for those who enjoy outdoor spaces, as it is walking distance to the Walthamstow Wetlands, a short journey into Epping Forest and there are some excellent cycle routes connecting you to central London along the canals. Planning approval for development of apartments at the St James street surgery please ask us if you require more details, apartment is not facing the area where works will take place.*



## EPC details

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
82-91 (A)	86-91 (A)	82-91 (A)	82-91 (A)
69-81 (B)	86-91 (A)	69-81 (B)	82-91 (A)
55-68 (C)	86-91 (A)	55-68 (C)	82-91 (A)
41-54 (D)	86-91 (A)	41-54 (D)	82-91 (A)
29-40 (E)	86-91 (A)	29-40 (E)	82-91 (A)
17-28 (F)	86-91 (A)	17-28 (F)	82-91 (A)
1-16 (G)	86-91 (A)	1-16 (G)	82-91 (A)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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