

# Coppermills

1 bedroom Flat

**Prospect Hill, London, E17**

£250,000 Leasehold



A super buy to let or first time buyer purchase. This property is ideally located, it nests on Prospect Hill and is a short walk away from Walthamstow Village and Wood street.

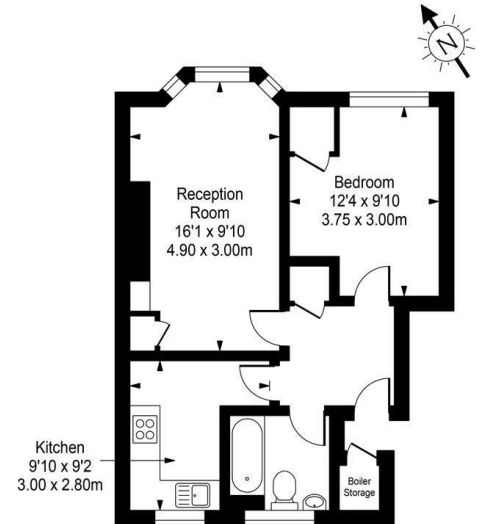
The room are generous in size and is light and airy throughout. It enjoys double glazing, secure entry system, and is gas centrally heated. The owner has rented this property easily.

To view this property  
info@coppermills.co.uk  
020 8509 9170

# Prospect Hill, London, E17



## Attlee House



Approx Gross Internal Area 489 Sq Ft - 45.42 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. Floor plan by www.bestangle.co.uk



## EPC details

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 (A)	
81-81 (B)		81-81 (B)	
79-80 (C)		79-80 (C)	
74-78 (D)		74-78 (D)	
69-73 (E)		69-73 (E)	
64-68 (F)		64-68 (F)	
59-63 (G)		59-63 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	73		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



info@coppermills.co.uk  
 T: 020 8509 9170  
 M: 077 8217 0925  
 www.coppermills.co.uk  
 63 St James Street  
 London E17 7PJ

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the owner's express prior written consent. The owner's copyright must remain on all reproductions of material taken.