

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.

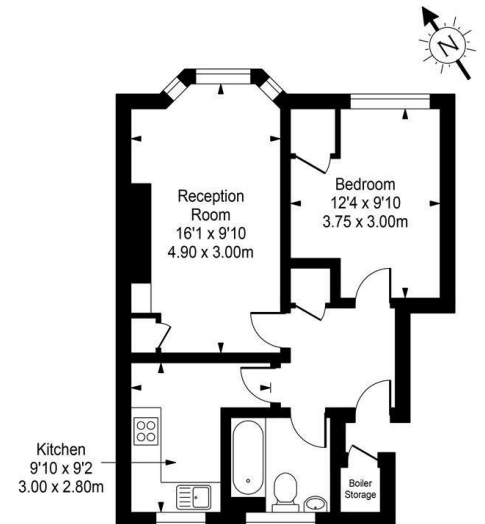
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Attlee House



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, proportions, 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		Current	Potential
Very energy efficient - lower running costs	A (91-95)		
	B (81-90)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
	G (1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A (1-10)		
	B (11-20)		
	C (21-30)		
	D (31-40)		
	E (41-50)		
	F (51-60)		
	G (61-70)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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