

1 bedroom Flat

**Blackhorse Road, London, E17**

£1,800



A spacious one bedroom flat located walking distance to St James St overground and Blackhorse lane underground stations. This apartment is located on the first floor of this Victorian house, and enjoys sash wooden windows, high ceilings, a double bedroom, and a three piece bathroom.

The kitchen/dining area leads on to a balcony at the rear of the property, overlooking the garden. To be sold on a new lease 999 years. Subject to planning consent you may be able to go into the loft and create a whole lot more room to this apartment.

Located within walking distance to Walthamstow Wetlands with it's nature reserves and canals and a part of the St James big local community. Also just a short walk to St James Overground and Blackhorse Lane Underground Stations and enjoys a range of local artisan shops dotted around the area.

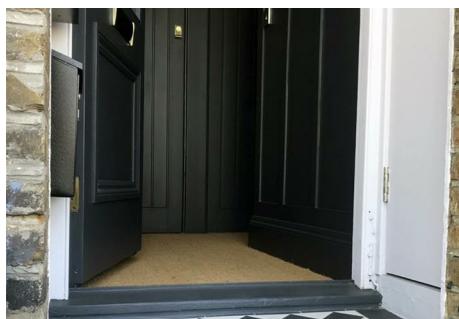
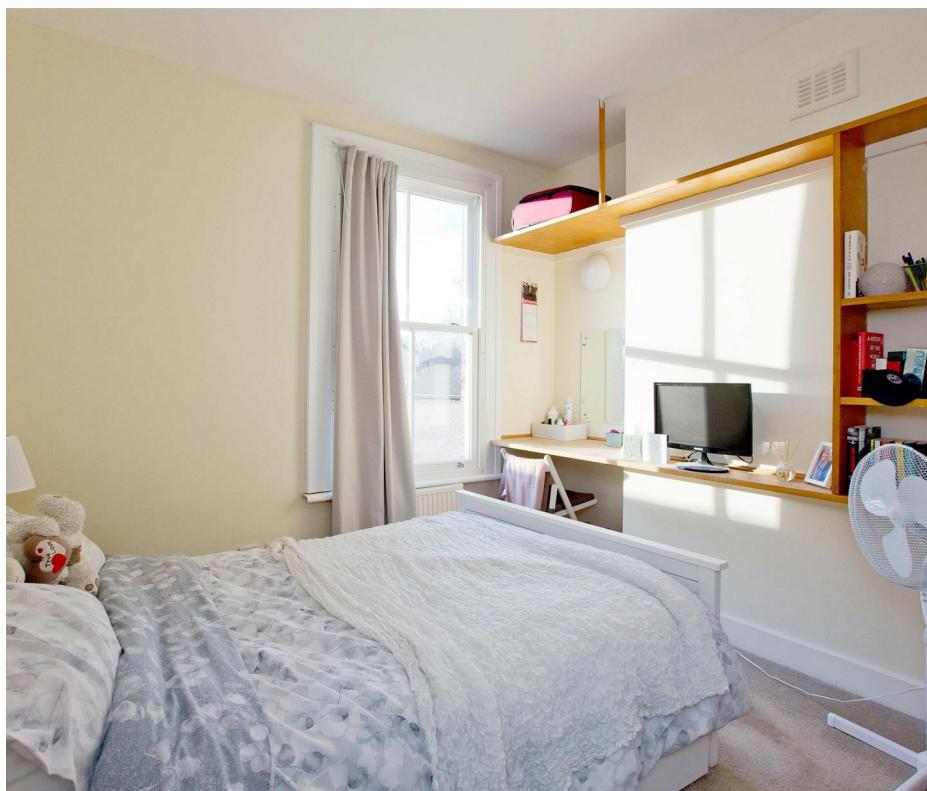


To view this property  
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020 8509 9170



## Blackhorse Road, London, E17

*Offered with a long lease the apartment is located right in the heart of the trendy, up and coming sought after Coppermills Area of Walthamstow, but also enjoys plenty of privacy within.*



### EPC details

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(0-16)	A		
(17-31)	B		
(32-48)	C		
(49-64)	D		
(65-84)	E		
(85-100)	F		
(101-120)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(0-16)	A		
(17-31)	B		
(32-48)	C		
(49-64)	D		
(65-84)	E		
(85-100)	F		
(101-120)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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