

# Coppermills

2 bedroom Apartment

**Old Brewery Way, London, E17**

Guide price £510,000 Leasehold



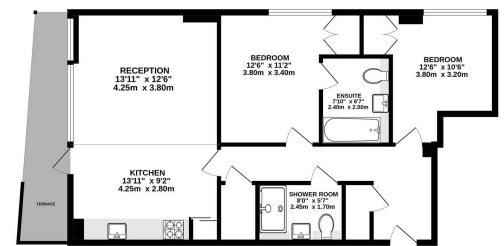
A stunning and spacious two-bedroom, two-bathroom apartment, situated on the first floor of an impressive new development, located in the heart of the St James Street area of Walthamstow. Lease term remaining is 246 years, and the ground rent is £200 per annum and service charges circa £2200

Hopps house is within walking distance of an array of artisan shops and cafes, and one of the longest markets in Europe. Jump on the overground and in 15 mins arrive in central London, or hop onto the underground and go further afield. A regeneration area with investment from the borough, a lido is due to open close by.

To view this property  
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020 8509 9170

To view this property  
 info@coppermills.co.uk  
 020 8150 1177

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TOTAL FLOOR AREA: 789 sq ft (73.2 sq m) approx.  
 \*This plan shows the layout across the property. The layout is subject to change without notice. The information is provided for general information only and does not constitute an offer. The information is provided for general information only and does not constitute an offer. The information is provided for general information only and does not constitute an offer.



## EPC details

Energy Efficiency Rating		Current	Proposed	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	85	85	94	94	94	94
92-91% A	92-91% A			89-91% B	89-91% B		
89-80% B	89-80% B			89-80% C	89-80% C		
85-84% C	85-84% C			89-80% D	89-80% D		
84-84% D	84-84% D			89-80% E	89-80% E		
81-76% E	81-76% E			89-80% F	89-80% F		
75-69% F	75-69% F			89-80% G	89-80% G		
69-65% G	69-65% G			89-80% G	89-80% G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions			89-80% G	89-80% G		

England & Wales EU Directive 2002/91/EC



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