

2 bedroom Apartment

Old Brewery Way, London, E17

Guide price £510,000 Leasehold



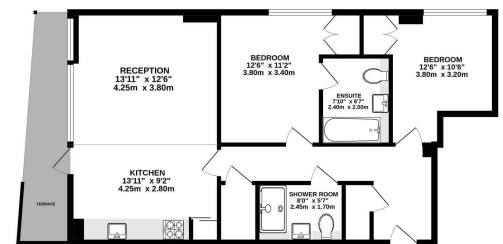
A stunning and spacious two-bedroom, two-bathroom apartment, situated on the first floor of an impressive new development, located in the heart of the St James Street area of Walthamstow. Lease term remaining is 246 years, and the ground rent is £200 per annum and service charges circa £2200

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.

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To view this property
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020 8150 1177

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TOTAL FLOOR AREA: 109 sqm (1173 sqft) approx.
We do not warrant the accuracy of the information or the measurements shown. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.



EPC details

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A		85	85
81-91 B			
69-80 C			
55-68 D			
44-54 E			
35-43 F			
2-34 G			
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			
92 plus A		94	94
81-91 B			
69-80 C			
55-68 D			
44-54 E			
35-43 F			
2-34 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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