

# Coppermills

2 bedroom Apartment

**Old Brewery Way, London, E17**

Guide price £510,000 Leasehold



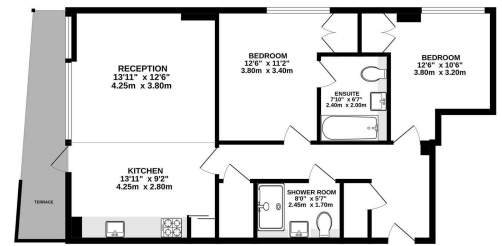
A stunning and spacious two-bedroom, two-bathroom apartment, situated on the first floor of an impressive new development, located in the heart of the St James Street area of Walthamstow. Lease term remaining is 246 years, and the ground rent is £200 per annum and service charges circa £2200

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  
[info@coppermills.co.uk](mailto:info@coppermills.co.uk)  
020 8509 9170

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

# Old Brewery Way, London, E17



TOTAL FLOOR AREA: 789 sq ft (73.2 sq m) approx.  
These floor plans are for information only and are not intended to be used for any other purpose. They are subject to change without notice and are not intended to be used as a basis for any contract. The floor plans are provided as a guide only and are not intended to be used as a basis for any contract. The floor plans are provided as a guide only and are not intended to be used as a basis for any contract.



## EPC details

Energy Efficiency Rating		Current	Proposed	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very energy efficient - lower running costs	92-91% A	85	85	Very environmentally friendly - lower CO <sub>2</sub> emissions	92-91% A	94	94
80-81% B				80-81% B			
69-80% C				69-80% C			
55-68% D				55-68% D			
39-54% E				39-54% E			
21-38% F				21-38% F			
1-20% G				1-20% G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		



info@coppermills.co.uk  
 T: 020 8150 1177  
 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.