

Coppermills

2 bedroom Flat

Blackhorse Road, London, E17

Offers in excess of £450,000 Leasehold



A long lease, two-bedroom, ground floor garden flat. Located in the coppermills area of Walthamstow.

A newly refurbished spacious two-double bedroom flat, which enjoys a southwest facing garden with sole use and benefits from a spacious basement.

The property has been refurbished throughout and benefits from new laminate wooden flooring, high ceilings, double glazed sash windows. An open plan living room with bi-folding doors leading on to the garden.

A shaker style kitchen with knurled handles, a range of fitted appliances, dishwasher, fridge freezer, and granite work surfaces. A new three-piece bathroom which has been retiled throughout and fitted with a thermostatic rain shower inset into the wall.

A great home that's
selling chain free!

To view this property
info@coppermills.co.uk
020 8509 9170

Blackhorse Road, London, E17

This property is being sold on a new lease term of 999 years.

Located walking distance to Walthamstow Wetlands, and a part of the St James big local community.

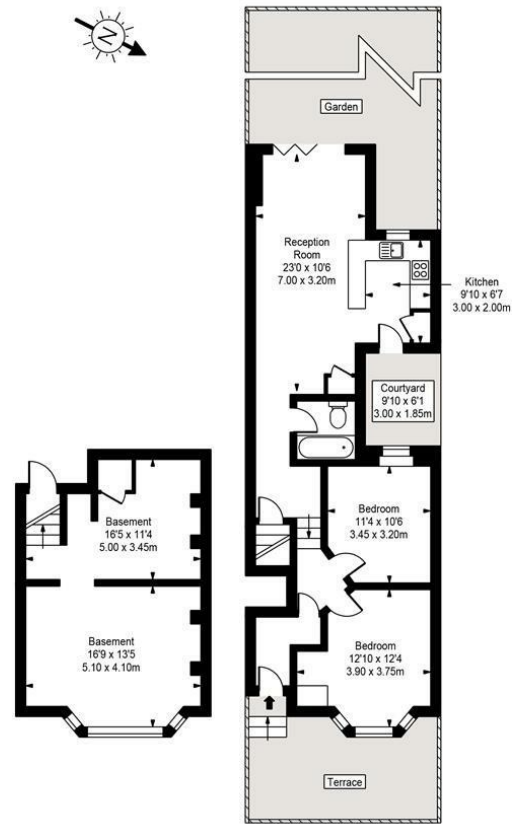
This flat is just a short walk to St James St overground and Blackhorse Lane underground stations and enjoys a range of local artisan shops dotted around the area.



To view this property
 info@coppermills.co.uk
 020 8509 9170



Blackhorse




Approx Gross Internal Area 1120 Sq Ft - 104.06 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, positioning, 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Experience, honesty and trust is a good place to start,
but with **Coppermills** there is so much more.

Commitment, advice and support from our team will
ensure you achieve your property goals.

If you are looking for sales, lettings or management
of your property, you will benefit from our extensive
knowledge of the local market.



Coppermills

info@coppermills.co.uk
T: 020 8509 9170
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.