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Hillyfield, London, E17 6EQ
£1,600

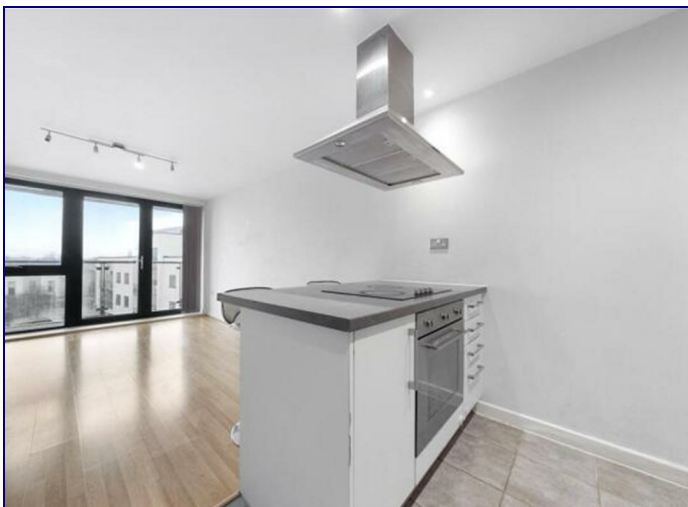
****Available Now – Modern 1 Bedroom Flat ****


This well-presented one-bedroom flat is now available and offers a bright, contemporary living space ideally located near the excellent transport links of Blackhorse Road Station.


Measuring approximately 496 sq. ft., the property comprises a stylish open-plan living and kitchen area with integrated appliances, leading directly onto a private balcony. The double bedroom features built-in storage, and the modern tiled bathroom is finished to a high standard.

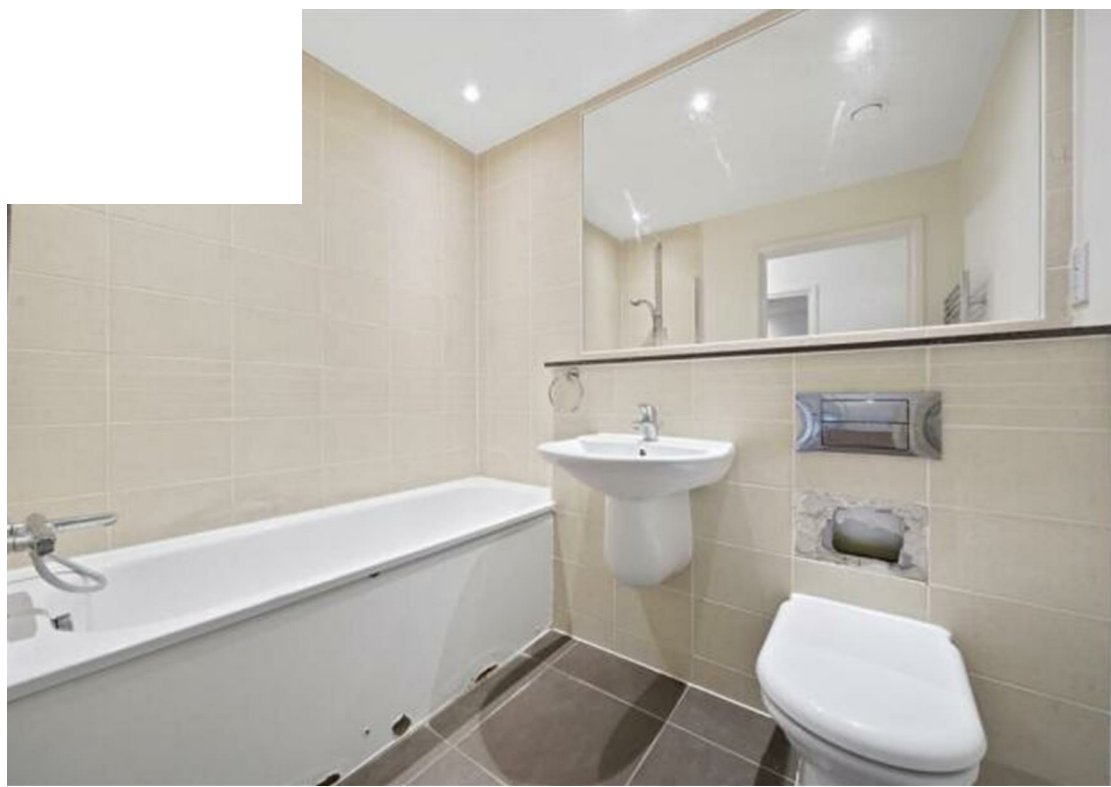
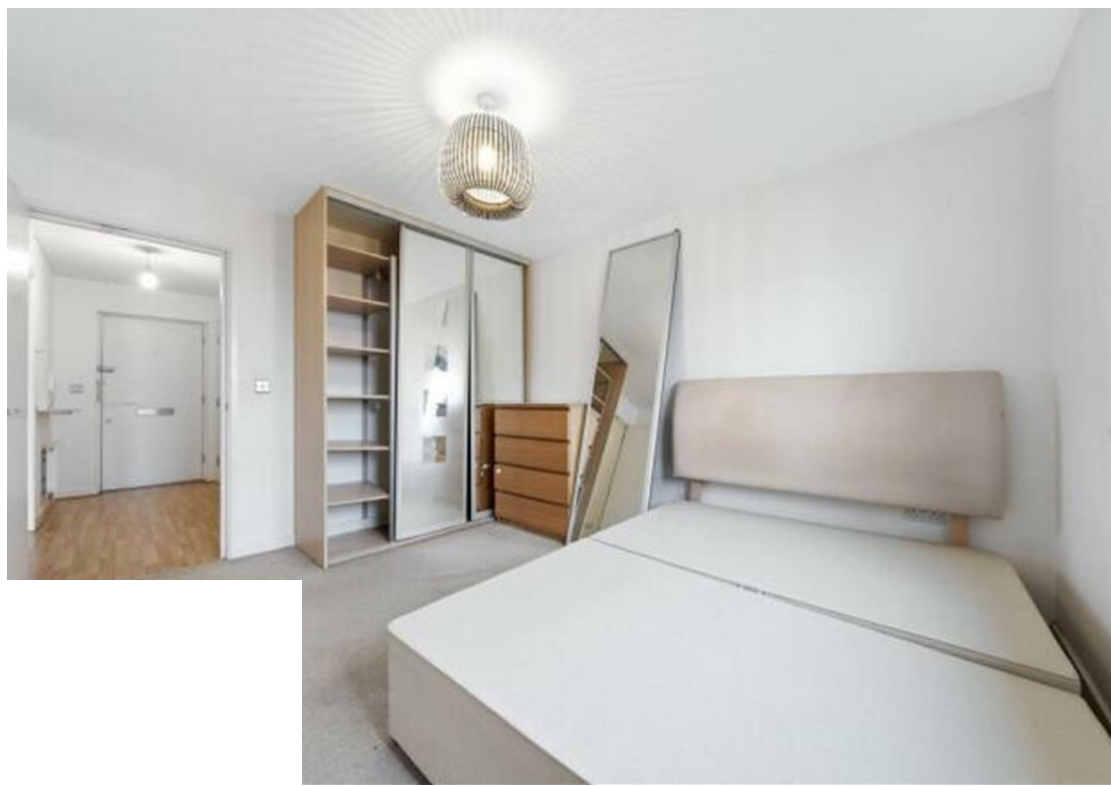
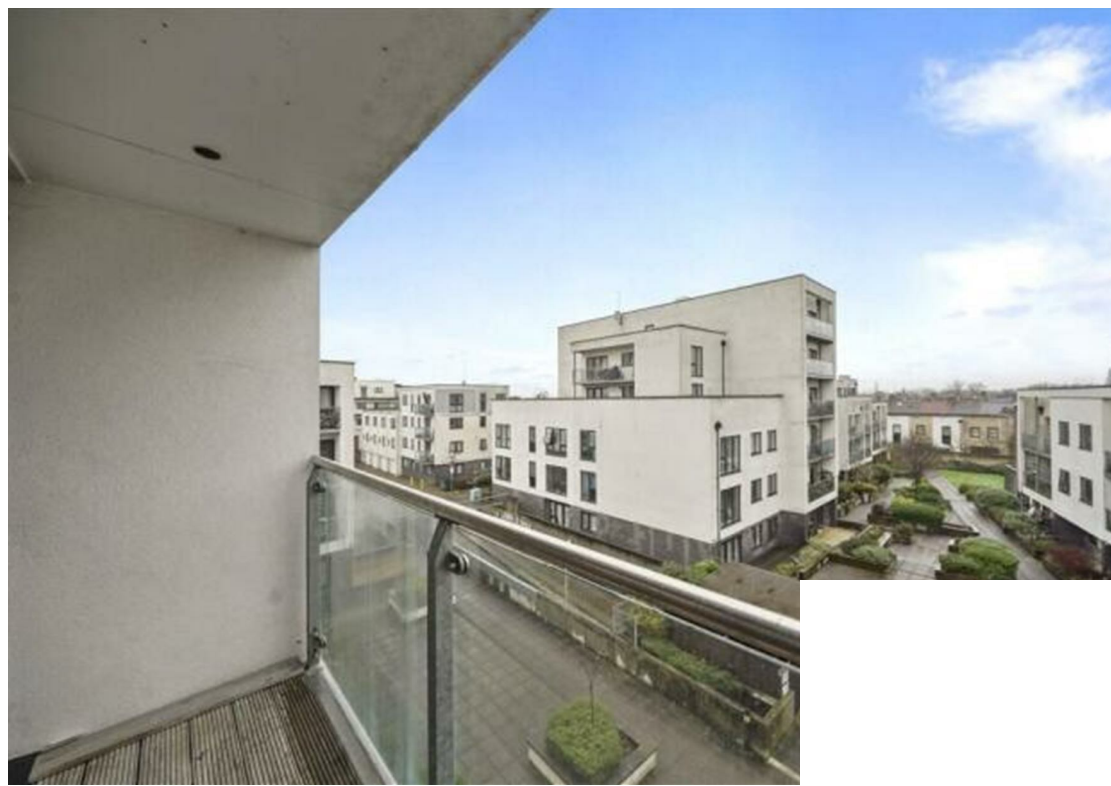
Further benefits include an ****allocated underground parking space****, available for residents' use.

The flat is situated within walking distance of the green open spaces of Lloyd Park (approximately 10 minutes) and just 15–20 minutes from the vibrant amenities, bars, and restaurants of Walthamstow Central.



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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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