



**Carisbrooke Road, Walthamstow**  
**£1,350 Per Calendar Month**  
**0 bed, Studio**



» **Features**

- Studio Apartment
- Ground Floor
- Sole Use of Front Garden
- Shared Rear Garden
- Bespoke Furniture System
- Secure Private Bike Storage
- Ideal For Single Professional
- Separate Fitted Kitchen
- Contemporary Bathroom
- Council Tax Band A

A keenly priced, bright and spacious ground floor studio apartment in the very heart of Walthamstow. You have sole use of the front garden and access to shared rear garden, a truly capacious nineteen foot studio room and you're perfectly placed for the very best that Walthamstow has to offer – the High Street is mere steps away.



➡ Request a viewing, E17: 0203 397 9797 / E11: 0203 397 2222 / E4: 0203 369 6444



## ➤ IF YOU LIVED HERE...

You'll be right at the very heart of things. Not only is Walthamstow High Street with its huge array of shops, cafes and amenities just a few steps from your front door, but you also have St James Street station and its adjacent social hub of Crate St James less than five minutes walk away for direct twenty minute runs to Liverpool Street and a variety of independent breweries, cafes and businesses.

Inside and your main studio room is a capacious 220 square feet, immaculately finished with plenty of natural light thanks to the bay window and engineered hardwood running the entire length. Fittings are boxfresh chrome, radiators are contemporary designer models and the walls are cream and pristine. This property has a unique, brand new bespoke floor-to-ceiling furniture system made specifically for studio with features including a large blanket box/bench, re-configurable box seats, rollout island table, pull out hangers in wardrobe, and more for maximum storage and full use of living space.



Elsewhere, your kitchen is smartly decked out with sleek glossy fitted cabinets, slate grey tiling underfoot and matching countertops. Once again, fittings are chrome and you also have a stainless steel oven and hob with matching extractor hood, not to mention a pleasant garden view. Your bathroom's just as immaculate as the rest of this spotless property, with a dedicated corner shower cubicle. Finally, you have exclusive use of front garden with large and secure new bike shed made specifically for the property for enhanced privacy and additional storage.

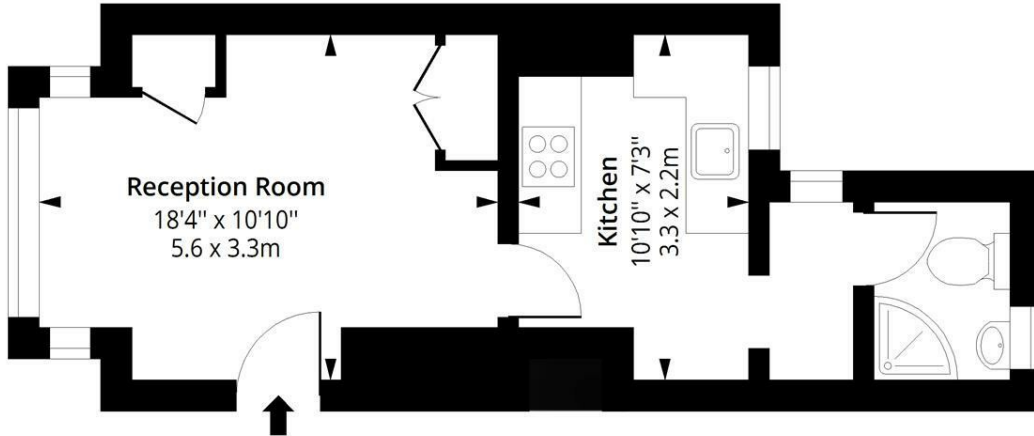
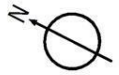


## WHAT ELSE?

- Heading to the West End? Walthamstow Central is just one stop from St James Street, or a half mile stroll up the High Street, for direct twenty minute runs to Oxford Circus.
- Ideally located, this property would be ideal for a single professional looking for a place to call their own.
- For your new local we have to recommend a real 'Stow institution and personal favourite, The Chequers. A great little foodie pub, with artfully segmented dining areas, a great menu and lovely beer garden. It's just a third of a mile on foot.

# Carisbrooke Road, E17

Approx. Gross Internal Area 290 Sq Ft - 26.94 Sq M



## Ground Floor

Floor Area 290 Sq Ft - 26.94 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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