



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) 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	



BROOKSCROFT ROAD,
£1,495 Per Calendar Month
1 Bed Flat



Features:

- Smartly Presented
- One Bedroom
- Available February
- Wooden Floors Throughout
- Quiet Residential

A smartly finished one bedroom apartment on the first floor of a Victorian conversion just moments from the green spaces of Lloyd Park. Design & Decor is smart and stylish throughout, with plenty of vintage touches and natural light. Our lively Wood Street neighbourhood is just a half mile on foot.

Lloyd Park's landscaped gardens, babbling brooks and open green spaces are just a five minute walk - perfect for morning jogs and evening strolls, and home to a wide variety of sports clubs and classes.

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E4 & N17
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E17 & E10
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE

You'll be proudly welcoming friends and family into your bright, generous 210 square feet front lounge. Flooded with light thanks to the large bay window, you have handsome engineered hardwood underfoot, pristine white walls and an original ceiling rose overhead.

Move through the apartment and your kitchen's smartly decked out in grey and white, with a full complement of appliances, the bathroom's pristine

in white metro tiles and internal doors are the original timber throughout. Finally, the bedroom's a solid double of 125 square feet, with more hardwood floors and a pleasant garden view.

Take the fifteen minute stroll to Wood Street and you'll find an ever-increasing array of independent shops, cafes and bars. Try the handmade Turkish delicacies at Teras, excellent tacos at Homies on Donkeys and the mouth watering burgers at The Duke. There's also a thriving vintage market and Wood Street station will get you to Liverpool Street in twenty minutes.



WHAT ELSE?

- For your new local we have no hesitation in recommending The Dog & Duck, a stylish gastropub with a great line in sourdough pizzas. It's just around the corner, about three minutes walk.
- Drivers can be on the North Circular in less than five minutes.
- Waltham Forest Feelgood centre is a third of a mile on foot and features a huge range of health and fitness facilities; two pools, athletics track, climbing wall, health suite and much, much more.

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