



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			



MARKHOUSE ROAD, LONDON

£2,100 Per Calendar Month
 2 Bed Flat



Features:

- 2 Bedrooms
- First Floor Flat
- Private Section of Rear Garden
- Two Double Bedrooms
- Well Presented Warner Flat
- Available Mid July
- Part Furnished
- Council Tax Band B
- Close To Amenities
- Bright and Airy

Situated a short stroll from both Walthamstow Marshes and Jubilee Park, this beautifully updated two-bedroom ex-Warner property offers the perfect blend of vintage style and modern convenience. As well as a private section of the rear garden, it also boasts immaculate decor, lots of natural light, plenty of storage space and a sole-use front door.

It's almost equidistance between Lea Bridge station and St James Street station, providing access to two handy Overground routes. Buses are also plentiful, connecting it to Walthamstow, Leyton, Clapton, and Central London. There are plenty of amenities to explore closer to home, too - including a thriving food scene.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the considered mix of materials and tones found throughout your home. In your reception room, light floods through the windows to create a great sense of space, while the soft carpeting and blush pink walls give a feeling of warmth. The bespoke carpentry not only looks great, but will be a huge convenience too.

This attention to detail continues in the kitchen, where you'll find pristine units, stylish fittings and high spec appliances. The bathroom has a similar amount of traditional charm, with striking blue tiling and a corner tub with over-head shower. As for the bedrooms, they're both immaculate with more gorgeous decor - you'll love the in-built storage found in the rear one.

At the rear, you have a private section of the garden, which has a shingle seating area and plenty of foliage to provide an air of

seclusion - you'll love the majestic palm. For even more green space, you're just a hop from Jubilee Park, Hackney Marshes, and Walthamstow Marshes.

And when it comes to urban amenities, you're spoilt for choice... You may already know about creative hub CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks north of your home, including bar/pizzeria True Craft, coffee shop Weirdough Bakery and brunch spot Curious Goat.

Or venture further south to the emerging scene around the Markhouse Road/Lea Bridge Road junction. Make your first stop event space Patchworks, which houses craft brewery Blondies. Adam's Nan is a hidden gem, too - recently endorsed by renowned food influencers TOPJAW.



WHAT ELSE?

- If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.
- The Lee Valley Riding Centre is a mile away, and runs all sorts of courses for pony-loving amateurs and experts alike.
- Lea Bridge Station is just 0.9 miles away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, or head in the other direction to St James Street station - 0.8 miles away, where you can get to Liverpool Street in around 20 mins on the Weaver line.

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