



## 46 ALBERT WHICHER HOUSE LONDON, E17 9RX

**£300,000**  
LEASEHOLD

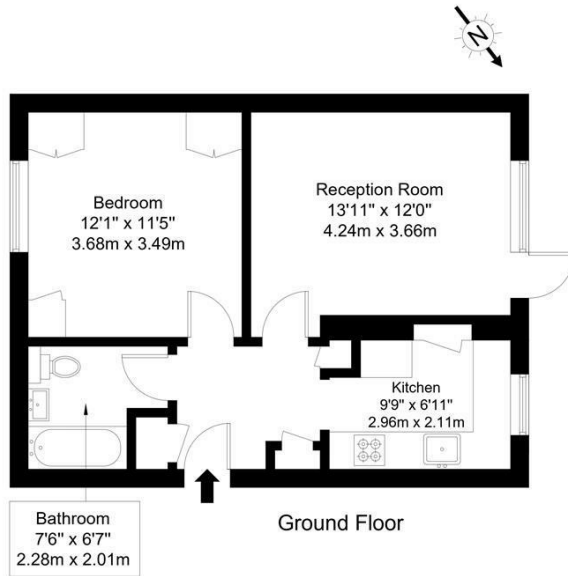
This beautiful one bedroom, ground floor apartment is ideally located for Walthamstow Central Station and minutes away from the popular Walthamstow Village. The property itself is a bright and airy space with a spacious reception/living room, as well a good sized separate kitchen area. There is also a large, double bedroom and a family bathroom. There is also the added benefit of communal outside space and a private bike shed (subject to availability).

Just around the corner you'll find Walthamstow Village where you have a great choice of places to eat and drink as well as the many shops and boutiques. You are also just a short walk to the Wild Card Brewery, God's Own Junkyard and Wood Street with its quirky vintage market and overground train into Liverpool Street (15 mins via Hackney). Walthamstow Central is 10 minutes' walk away via The Scene; Walthamstow's new multi-screen cinema and restaurant complex and E17's famous street market.

**DouglasPryce**

# Church Hill Road, E17 9RX

Approx Gross Internal Area = 46 sq m / 495 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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