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# Vellum Court, Hillyfield
# E17 6EQ
# £1,900 per month
# Fourth floor flat










0.5 Miles

1

1

Roof Terrace

1

# Vellum Court, Hillyfield
# E17 6EQ

£1,900 per month

Fourth floor flat

Situated within close proximity of Blackhorse Road Station comes this unique one double bedroom flat with plenty of natural light, including a large open plan living room and kitchen, three piece bathroom and private roof terrace.

Located off of Blackhorse Lane the property benefits from convenient access to the local amenities of Higham Hill and surrounding roads. Blackhorse Station is just a 10 minute walk away and Walthamstow Wetlands just a 12 minute walk away.

## Features

- **Fourth floor flat with lift**
- **Double bedroom**
- **Open plan kitchen / living room**
- **Three piece bathroom**
- **Private roof terrace**
- **Unfurnished**
- **10 minute walk to Blackhorse Station**
- **Tax band C**
- **Available December**

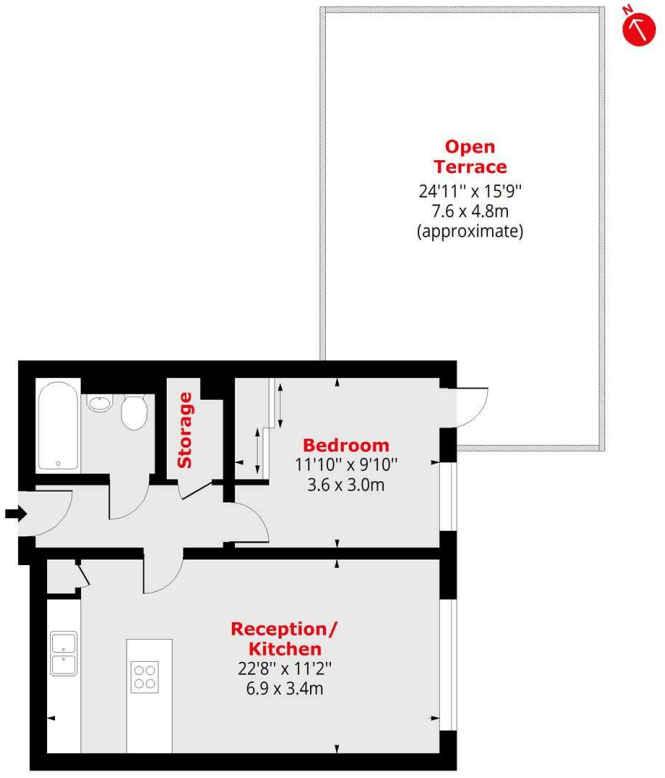
## EPC Ratings

| | |
|---|---|
| Energy Efficiency Rating | **76** |
| Environmental Impact ($CO_2$) Rating | **76** |

## Floor Plans

**Vellum Court, E17**

Approx. Gross Internal Area 497 Sq Ft - 46.17 Sq M
Approx. Gross Open Terrace Area 356 Sq Ft - 33.07 Sq M




**Fourth Floor**

Floor Area 497 Sq Ft - 46.17 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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