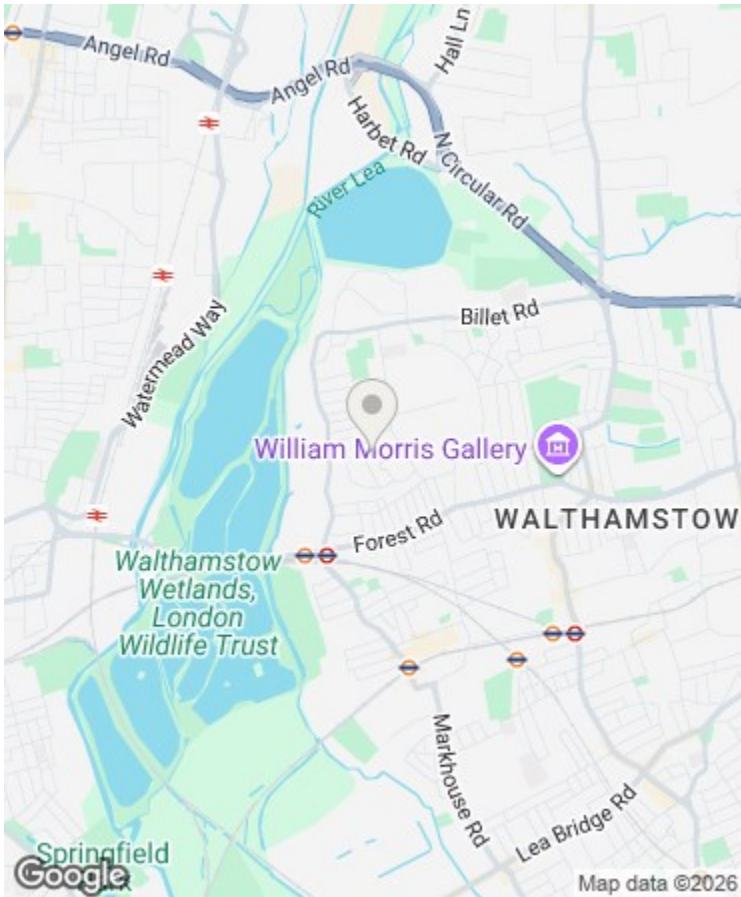




Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

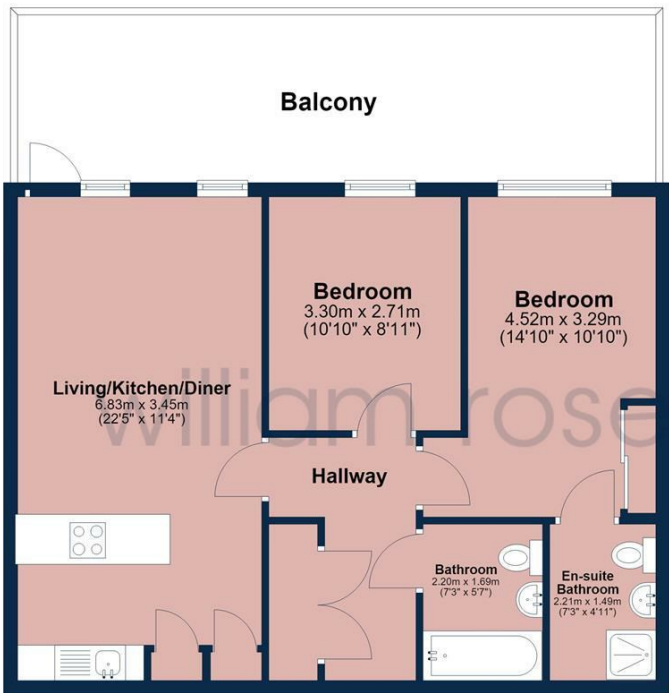
EPC Rating

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 83        |
| (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 |           |

Ground Floor

Approx. 58.8 sq. metres (632.9 sq. feet)  
(excluding Balcony)



Total area: approx. 58.8 sq. metres (632.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
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Plan produced using PlanUp.

Vellum Court



13 Vellum Court 2 Hillyfield, Walthamstow, London, E17 6EQ

£2,000 PCM

- Two double bedrooms
- Ground floor apartment
- Private terrace
- Gated underground parking
- Close to Walthamstow Wetlands
- Two modern bathrooms
- Spacious open-plan living
- Contemporary fitted kitchen
- Walk to Blackhorse Road Station
- Includes heating and hot water



# 13 Vellum Court 2 Hillyfield, London E17 6EQ

This well presented two-bedroom two-bathroom ground floor apartment combines modern design with exceptional outdoor space, creating a home perfectly suited to professionals, couples and small families looking to enjoy one of East London's most exciting neighbourhoods.

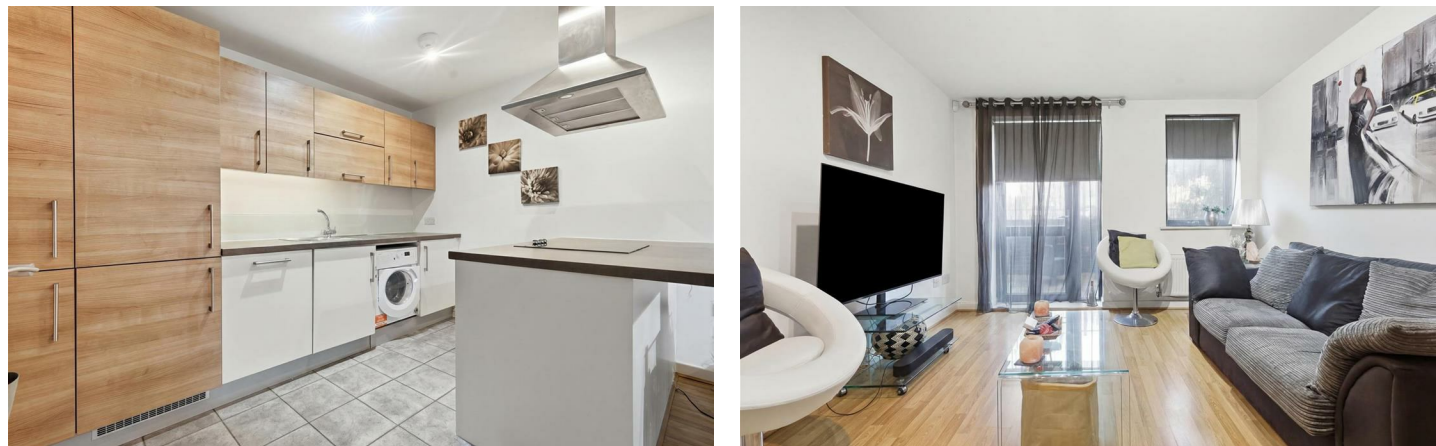
 2

 2

 2

 B

Council Tax Band: C



The heart of the property is an impressive open-plan living space where the kitchen, dining and lounge areas blend seamlessly together, creating a bright and sociable environment for everyday living. Large glazed doors draw natural light into the room while providing direct access to the generous private terrace, extending the living space outdoors and offering the ideal setting for summer entertaining, al fresco dining or simply relaxing in complete privacy.

The contemporary kitchen is thoughtfully designed with sleek cabinetry, integrated appliances and ample worktop space, making it as practical as it is stylish.

Both bedrooms are comfortable doubles, with the principal bedroom benefiting from its own modern en-suite shower room. A separate family bathroom, finished in a timeless contemporary style, serves the second bedroom and guests, while a spacious entrance hall provides useful built-in storage.

The private terrace is a real standout feature. Rarely found with apartments of this type, the substantial outdoor space offers plenty of room for seating, planting and entertaining, providing a peaceful retreat from city life.

Further benefits include inclusive heating and hot water, secure underground parking, secure entry, double glazing and a well-maintained modern development.

Vellum Court enjoys an enviable position in the heart of Blackhorse Road, an area that has rapidly become one of East London's most sought-after destinations. The neighbourhood effortlessly blends excellent transport connections with an established residential community, an exciting independent food and drink scene and an abundance of green open spaces.

Blackhorse Road Underground and Overground stations are just a short walk away, providing swift Victoria Line services into King's Cross, Oxford Circus and Victoria, together with London Overground connections across the capital. Walthamstow Central is also easily accessible, placing Central London within easy reach for commuters.

The surrounding area has earned a reputation for its vibrant café culture, independent restaurants, artisan bakeries and the renowned Blackhorse Beer Mile, while nearby Walthamstow Village offers charming period streets lined with boutique shops, traditional pubs and highly regarded eateries.

For those who enjoy the outdoors, Walthamstow Wetlands, Lloyd Park and the expansive Lee Valley Regional Park are all close by, providing miles of walking and cycling routes alongside nature reserves and open green spaces. Everyday conveniences, supermarkets, fitness facilities and local shopping are all within easy reach, making this an exceptional location that balances city connectivity with an outstanding quality of life.

A stylish apartment with generous outside space, modern interiors and one of Walthamstow's most desirable locations, offering an excellent opportunity to rent a home that is as practical as it is impressive.