



Total Area: 46.9 m² ... 505 ft² (excluding entrance hall)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	75
		EU Directive 2002/91/EC	



HOE STREET, WALTHAMSTOW

£1,750 Per Calendar Month
 2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Well Presented
- Open Plan Kitchen/Lounge
- Available July
- Unfurnished
- Moments From The Tube
- EPC Rating C
- Council Tax Band B
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

In the heart of Hoe Street is this modern first floor two bedroom apartment which has been finished to a high standard, providing the perfect pad, seconds from the station and a short stroll from the centre.

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

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Investment & Development
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Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

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REQUEST A VIEWING
 0203 397 9797



IF YOU LIVED HERE

Your first floor two bedroom apartment has all your accommodation needs. To the rear of the property you'll find your open plan kitchen and living space which is flooded with plenty of light with its large windows, fitted modern cabinets, neutral decor and engineered wood flooring.

You're minutes on foot from Walthamstow Central, making your commute a piece of cake. Jump on the Victoria Line or Overground and you can be at Kings

Cross or Liverpool Street in around a quarter of an hour. If you're staying local, the Village is just five minutes away, and all the amenities of central Walthamstow are on your doorstep. Lloyd Park is under a mile from you too.

WHAT ELSE?

- Your new local is the Queens Arms, a Village pub with a fantastic array of craft beers and a delicious Sunday roast.
- You'll be right next to the legendary Gunes, Walthamstow's go-to Turkish restaurant.
- Catch the latest big releases at the nine screen Empire Cinema, a six minute walk away.

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