

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-68) C		
(55-58) D		
(51-54) E		
(47-49) F		
(45-46) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## HOE STREET, WALTHAMSTOW

£2,200 Per Calendar Month

### 2 Bed Flat



#### Features:

- Walthamstow Central Location
- Available January
- Two Double Bedrooms
- Family Bathroom & En-suite
- Spacious Modern Apartment
- Open Plan Kitchen/Living Room
- Good Size Private Balcony
- Secure Bike Storage & Roof Terrace
- Moments away from Walthamstow Central Station

Superb two double bedroom ultra modern apartment in a smart, purpose built block occupying an enviable location moments from Walthamstow Central. You have peerless transport options on your doorstep, meaning you can be in the West End and The City in as little as 20 minutes door to door, making this a commuter's dream. With sleek appliances, spotless interiors and a whole host of other pluses, this is deluxe City living at its finest.

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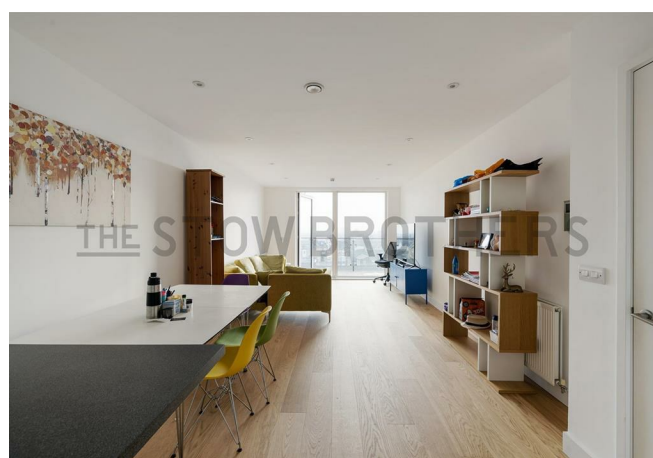
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#### IF YOU LIVED HERE...

You have over 900 square feet of living space to enjoy in this lavish apartment; the open plan living and kitchen area has been expertly designed with fully integrated appliances, sleek units and a peninsula feature that looks out towards your private balcony. You have views for miles from out here (and from every room at that), and it's a great space to unwind after a long day. You have two spacious double bedrooms, the principal has a fantastic en-suite with a walk-in shower, and you also have an additional family bathroom. Both are finished to an incredibly high standard, with vanity sinks and attractive tiling.

As we mentioned the building itself comes with a whole host of added extras; you have secure bike storage, a large and social roof terrace, secure entry system and multiple lifts. You will be delighted to learn that all communal areas are well maintained to a high standard.

The amenities of Walthamstow Central are a stone's throw away. You have everything you could need on the vibrant high street which features Europe's longest street market, and the recently opened High Street Social in Crate Walthamstow, on the top floor on Central&17 is a wonderful space full of food vendors, a bar with an enticing programme of events. You will also find a state of the art gym here, as well as both chain and independent restaurants. We recommend you head to Don Francisco Y La Luna for authentic tapas.



#### WHAT ELSE?

- For a much needed escape from the metropolis, head West for 1 mile and you hit the bottom of Walthamstow Wetlands and the entrance to Walthamstow Marshes. The Wetlands is a 211 hectare nature reserve and community space that hosts regular talks and activities and a wonderful resource to have close by, and you can follow the canal from Walthamstow marshes to Hackney and Victoria Park - it makes for a wonderful weekend activity.
- For world class entertainment at your fingertips, head to Soho Theatre, Walthamstow. A new 1000 seat venue set in the old home of the Granada Cinema, the building is steeped in history, once hosting The Beatles and Rolling Stones. It is set to host world class comedy and theatre, with a full programme due to be announced imminently.
- You are a short walk from Walthamstow Village, the historic community that boasts a large selection of artisan cafes, delis, pubs and shops. Head to St Mary's Church and the newly opened Froth and Rind cafe there to be transported from the hustle and bustle.

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