

Available 20th May 2025 | Unfurnished | Two Bedroom Victorian Conversion
Flat | Close to shops and Walthamstow Central station | Open plan
lounge/kitchen | Double Glazing | Gas Central Heating | First floor

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Hoe Street, London, E17 4QH
£1,850 Per Calendar Month



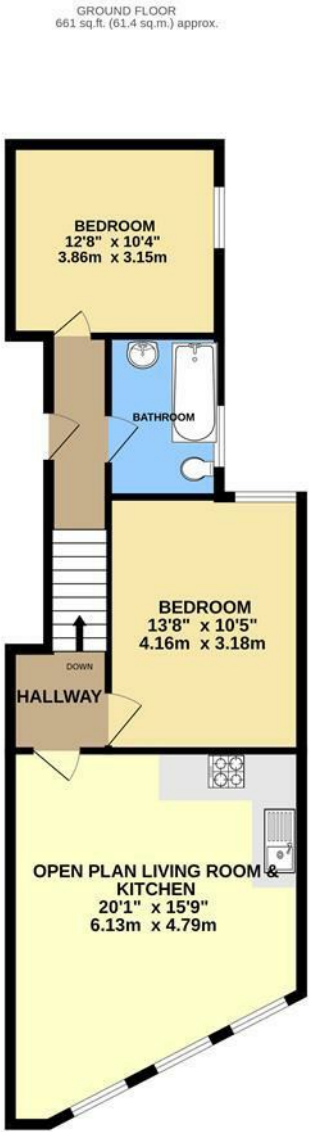
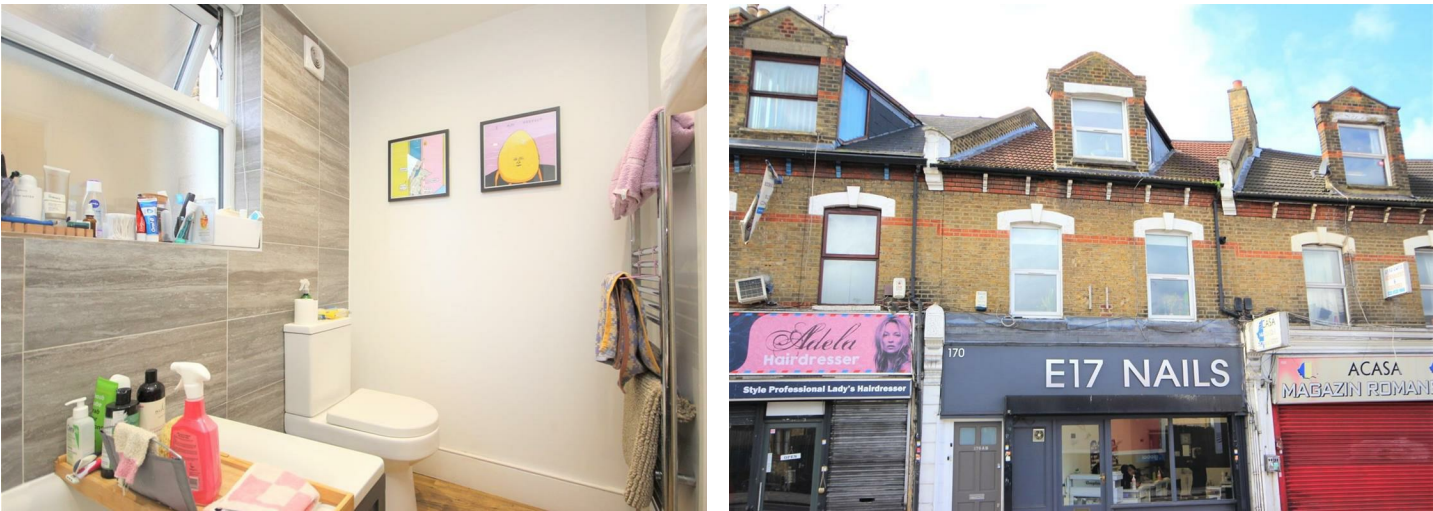
To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



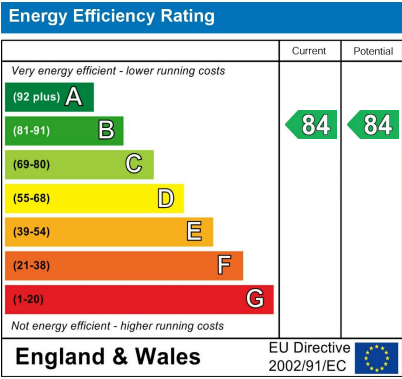
Available 20th May 2025 | Unfurnished | An attractive first floor Victorian conversion flat situated in the centre of Walthamstow within a short walk of the range of shops, bars, cafes and restaurants as well the regular Street Market. It is also only a 5 minute walk to Walthamstow Central Line station which offers easy access to London and the West End. Nearby, there is the fashionable Walthamstow Village with its individual boutiques, eclectic range of restaurants and micro brewery and the William Morris Gallery and ever popular Lloyd Park are only a 6 minute stroll away.

The apartment has a modern open plan lounge and kitchen, a master bedroom with en suite as well as a second bedroom along with second shower room and makes a lovely and well located home in this vibrant area. It is recorded in the EPC as being 66 sq m (710 sq ft) and benefits from gas central heating and double glazing and is available late November but book to view now to avoid disappointment - call 020 8503 6060.

EPC - B 84 ----- Council Tax band - B ----- Deposit - 5 weeks' rent: £2250----- Minimum 12 month tenancy



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band - B
Deposit - 5 weeks' rent: £2250
Minimum 12 month tenancy

The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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