

SECOND FLOOR
710 sq. ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq. ft. (66.0 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.
Made with Metropix ©2022

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



EPC - C 71
Council Tax band - B
Deposit - 5 weeks' rent:
£2307.00
Periodic 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.

CHURCHILL
estates

To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk

Available Mid September | Two Bedroom top floor flat | Victorian conversion |
Close to shops, bars and cafes | Near to Walthamstow Central station |
Close to Lloyd Park | Gas central heating | Double glazing | Open plan
lounge/kitchen | Two Bathrooms

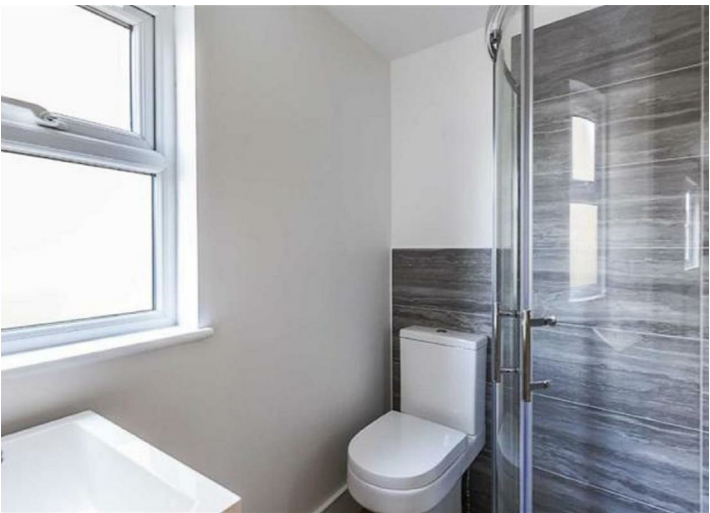
CHURCHILL
estates



Hoe Street, Walthamstow, E17 4QH
£2,000 Per Calendar Month



To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk



Nestled in the vibrant area of Hoe Street, Walthamstow, this charming two-bedroom top floor apartment offers a delightful blend of modern living and Victorian character. Spanning an impressive 710 square feet, this property is perfect for those seeking a comfortable and stylish home.

As you enter, you are welcomed into an open plan lounge and kitchen, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, morning routines will be a breeze, making it perfect for families or professionals sharing the space.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Located just a stone's throw away from a variety of shops, bars, and cafes, you will find everything you need right on your doorstep. Additionally, Walthamstow Central station is conveniently nearby, offering excellent transport links for those commuting into London.

For those who enjoy the outdoors, Lloyd Park is also within easy reach, providing a lovely green space for leisurely strolls or weekend picnics. This Victorian conversion apartment is available for rent from mid to late September, making it an ideal choice for anyone looking to settle into a lively and well-connected community.

In summary, this delightful apartment on Hoe Street presents a wonderful opportunity to enjoy modern living in a historic setting, with all the amenities and transport links you could desire. Don't miss your chance to make this charming property your new home.

