



# Hoe Street, Walthamstow, London, E17

## Offers In Excess Of £475,000

**FOR SALE**

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Leasehold

- Modern third floor purpose built apartment
- 2 Double bedroom
- 2 Bathrooms
- High performance glazed windows
- Walthamstow Central Tube station: 0.2 mile
- Close to High Street amenities
- Ideal buy to let or first time purchase
- Council tax band: C & EPC rating: C (71)
- Balcony
- Internal: 769 sq ft (71 sq m)

This modern two-double-bedroom, third-floor flat offers a sophisticated home in a prime central Walthamstow location. Purpose-built and finished to a high standard, it presents a great opportunity for both first-time buyers and buy-to-let investors.

Upon entering the hallway, you'll find a contemporary shower room and a built-in storage/ utility room. The expansive open-plan reception and kitchen are designed to maximise space. The kitchen features modern cabinetry with sleek black handles and warm-toned splashback tiles, adding character to the overall design.

The reception area is spacious, comfortably accommodating a dining table and seating, and features custom-built shelving that will remain with the property. High-performance, floor-to-ceiling glazed windows flood the rooms with natural light while enhancing energy efficiency. From the reception, a glass door opens onto a private balcony overlooking the surrounding area. The balcony enjoys an almost directly west-facing aspect, providing excellent afternoon and evening sun from midday to sunset.

The home offers two well-proportioned double bedrooms. The principal bedroom is carpeted and includes a private three-piece en suite, elegantly finished with floor-to-ceiling tiles. The second double bedroom features hardwood flooring and also benefits from a large wardrobe and bespoke shelving, which is included in the sale.

Situated on Hoe Street, the flat is moments from High Street amenities like 17&Central and the world-famous Walthamstow Market. The area is known for a vibrant food and café scene, with independent eateries and bakeries such as Sodo and Today Bread. Walthamstow Village and Lloyd Park, home to the William Morris Gallery, are within easy walking distance. Walthamstow Central Station is just a stone's throw away, providing quick links to the City and West End, while the Weaver line offers easy access to the open spaces of Epping Forest, just a couple of stops away.

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase and lift leading to all floors and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to reception room, bedroom one, bedroom two, utility/storage & bathroom.

### Reception Room

17'3 x 12'4 (5.26m x 3.76m)

Door to balcony. Open to:

### Kitchen

9'10 x 6'0 (3.00m x 1.83m)

Open to reception room.

### Utility Room/Storage

### Bedroom One

17'3 x 11'1 (5.26m x 3.38m)

Door to:

### Bathroom

6'10 x 6'10 (2.08m x 2.08m)

### Bedroom Two

13'7 x 9'6 (4.14m x 2.90m)

### Shower Room

6'10 x 4'0 (2.08m x 1.22m)

### Balcony

8'2 x 6'11 (2.49m x 2.11m)

### Additional Information:

Lease Term: 125 years from and including 19 December 2013

Lease Remaining: 112 years remaining

Ground Rent: £200 per annum

Service charge: £3348 per annum

Local Authority: London Borough Of Waltham Forest

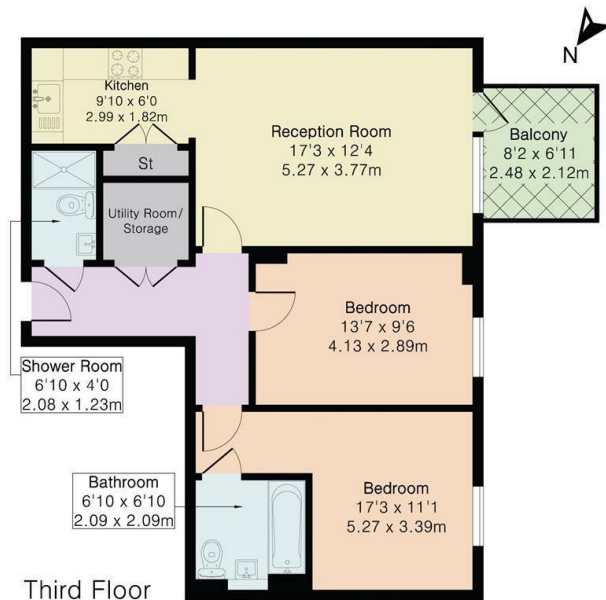
Council Tax Band: C

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 769 sq ft - 71 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	71
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

