

First Floor

Total Area: 34.5 m<sup>2</sup> ... 371 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

Reception Room  
 11'10" x 9'1"

Kitchen  
 12'1" x 7'2"

Bedroom  
 11'10" x 8'7"

Bathroom



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (61-81) B                                   |  |                         |           |
| (49-60) C                                   |  |                         |           |
| (39-48) D                                   |  | 72                      | 74        |
| (29-38) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



## HOE STREET, WALTHAMSTOW

£1,550 Per Calendar Month  
 1 Bed Apartment - Above Shop



### Features:

- One Bedroom Apartment
- Walthamstow Central
- Unfurnished Property
- Station Location
- Commuters Dream
- On Street Permit Parking
- EPC Rating C
- Council Tax Band A
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A terrific one bedroom unfurnished apartment, at the heart of Hoe Street. Newly renovated throughout to a high standard, providing a perfect pad seconds from the station and a short stroll from the centre.

All properties are brick fronted apartments have bright white walls throughout, and grained engineered flooring underfoot. There's a separate kitchen in each, gas central heating, and double glazed sash windows. Living here will put you at the centre of the action and a stone's throw from the city, making your weeks easy and your weekends easier still.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
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 0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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**E18 & IG8**  
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 0203 369 1818

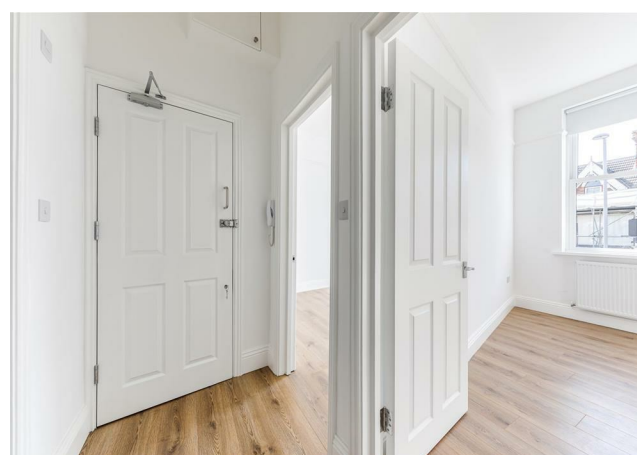
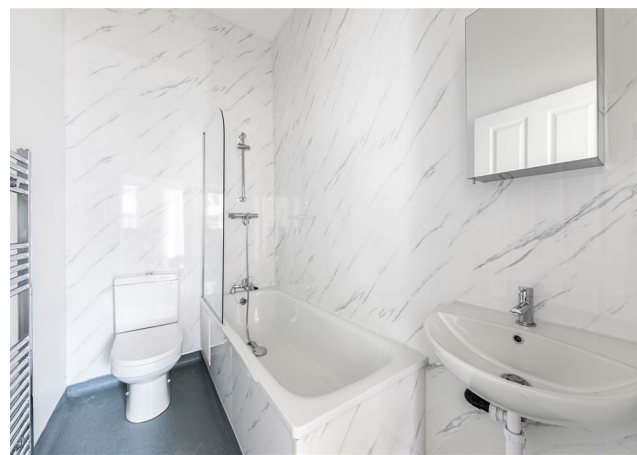
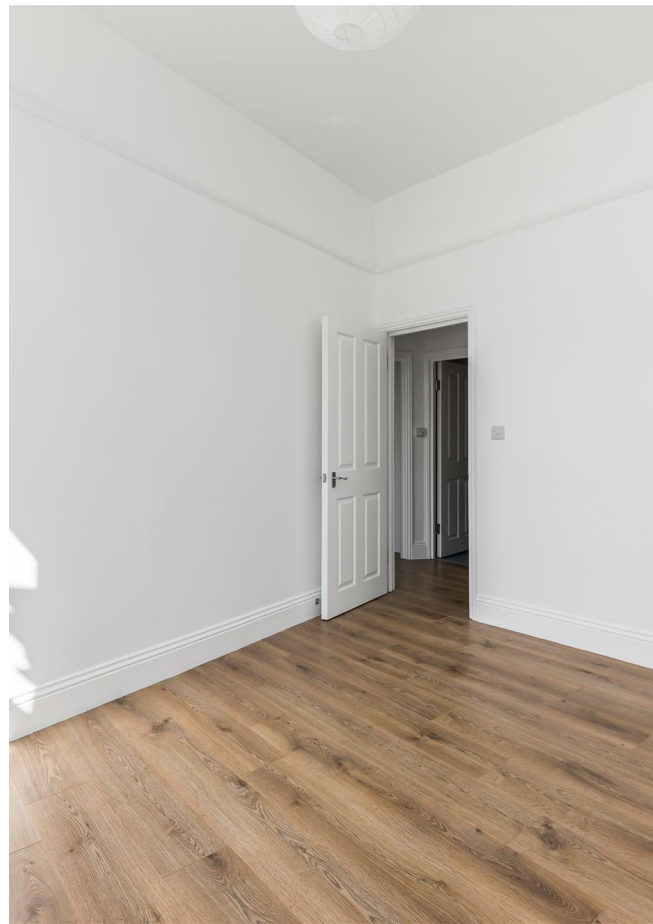
**E8, E9, E5, N16, E3 & E2**  
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#### IF YOU LIVED HERE

Your first floor one bedroom apartment has all your accommodation arranged off of the entrance hall. Your modern bathroom has a white suite and shower over the tub. Your kitchen is next, there's a gas hob and the sink sits under the window. The bedroom and reception follow the same classic aesthetic.

You're just three 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 opposite 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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