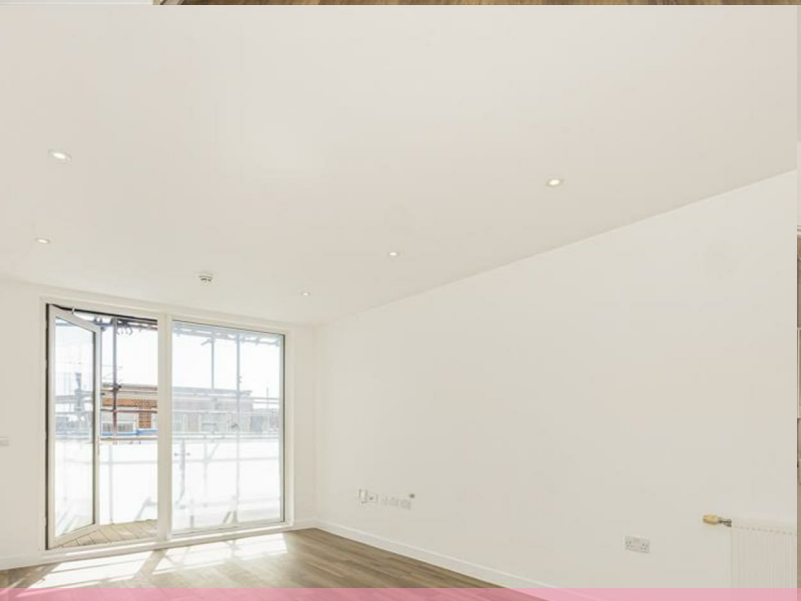
Settle







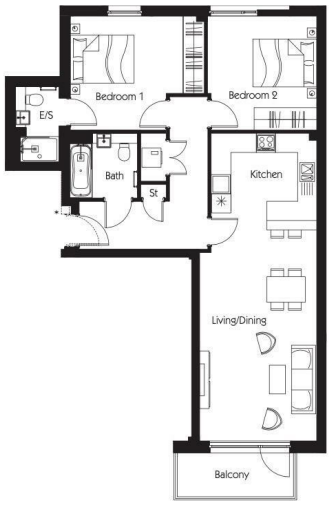
Hoe Street

, London, E17 9GY

£2,300 Per month

2 2 1 B

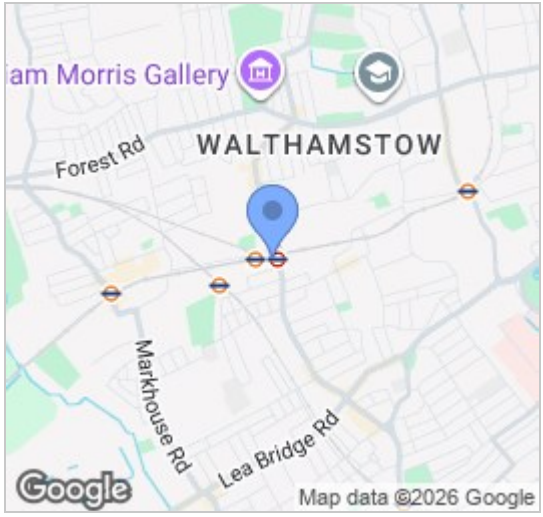
Floor Plan



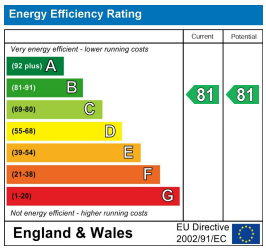
Apartments 1, 6, 11, 16, 21, 26 & Penthouse 31		
Living/Dining max	6.65m x 3.67m	21'10" x 12'1"
Kitchen	3.31m x 3.03m	10'10" x 9'11"
Bedroom 1	4.20m x 3.57m	13'9" x 11'8"
Bedroom 2	3.57m x 3.42m	11'8" x 11'3"
Total Area (Plots 1, 6 & 11)		880 sq ft
Total Area (Plots 6, 21, 26 & 31)		884 sq ft

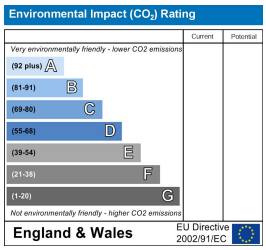
* Please note: Entrance doorway position varies to plots 16, 21, 26 and 31, please ask the Sales Advisor for further details.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Settle Office
on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Apartment Set On The First Floor
- Car Free Development
- Scaffolding Removal June 2027
- EPC Rating B
- 880 Sq Ft (82 Sq M)
- Open Plan Living/Kitchen Area
- Unfurnished
- Available Now
- Council Tax Band C





An Immaculate Two-Bedroom Apartment Directly Beside Walthamstow Central.

A beautifully presented two-bedroom apartment set within a modern development, ideally located directly beside Walthamstow Central Underground and Overground stations, with excellent transport links into central London and beyond.

The property comprises two double bedrooms, with the principal bedroom benefiting from its own private en-suite shower room and both bedrooms featuring fitted/freestanding wardrobe storage. At the heart of the apartment is a spacious, fully fitted kitchen, opening seamlessly onto a bright and welcoming open-plan living and dining area. The reception space provides direct access to a private balcony, creating an ideal setting for relaxing, entertaining or enjoying some outdoor space.

Further benefits include a contemporary main bathroom, excellent storage and access to a communal roof garden, which is currently unavailable while cladding works are being carried out.

Important Note: The ongoing works may also temporarily affect use of the private balcony, result in occasional drilling noise during working hours and a reduction in natural light to the property. The current estimate is that the scaffolding associated with the works will be completely removed by June 2027.

Licensing Information: Due to Property Licensing restrictions with Waltham Forest Council, we can not accept more than two households for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleeast.co.uk