**kings GROUP**

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248 Hoe Street
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**Forest Road, London, E17 4AT**
**£895,000**

Nestled on the vibrant Forest Road in London, this remarkable property presents a unique opportunity for both residential and commercial living. The house boasts a fully functioning café, making it an ideal investment for those looking to combine their home life with a thriving business.

The café is well-equipped and ready to serve the local community, providing a perfect setting for coffee lovers and food enthusiasts alike. With its prime location, the property benefits from high foot traffic and visibility, ensuring a steady stream of customers.

In addition to the café, the property features a charming two-bedroom flat, offering comfortable living space for the owner or tenants. The bedrooms are well-proportioned, providing a peaceful retreat after a busy day. The flat is designed to be both functional and inviting, making it an excellent choice for those seeking a home in the heart of London.

This property is not just a house; it is a lifestyle opportunity. Whether you are an aspiring café owner or an investor looking for a dual-purpose property, this location on Forest Road is sure to impress. With its blend of residential comfort and commercial potential, it is a rare find in the bustling city. Do not miss the chance to make this exceptional property your own.
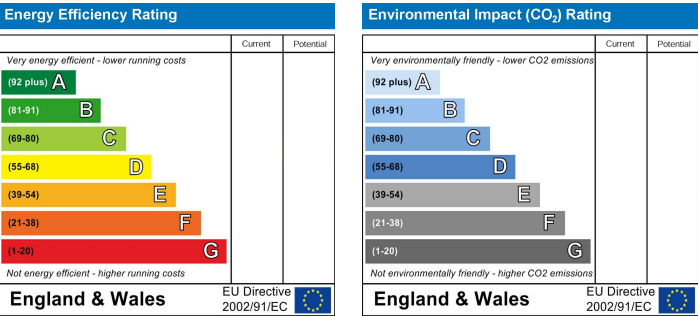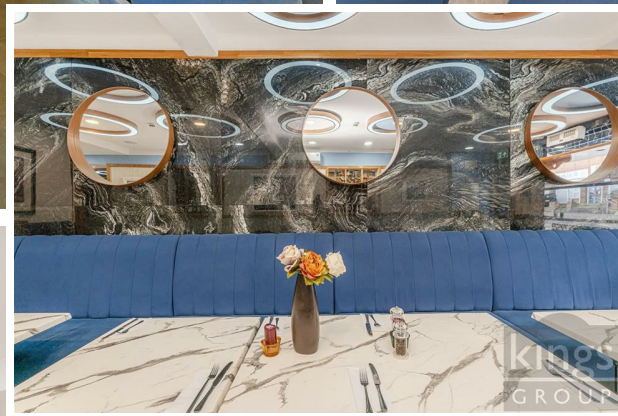
Tenure & Council Tax

Counicl Tax: Band C
Tenure: Freehold

2 Bedroom Flat Rental: £2,000 PCM
Business Income: Ask Agent

Locality:

located in Walthamstow, within the Chapel End ward
of the London Borough of Waltham Forest, in
northeast London. This area falls under the E17
postcode district, known for its cultural diversity and
vibrant local scene. The address is home to La
Cafeteria, a well-regarded eatery offering organic and
healthy food, praised for its service and relaxed vibe.
The locality benefits from good transport links, with
Wood Street railway station nearby and several bus
stops close to the propert

## 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

## Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

**England & Wales** — EU Directive 2002/91/EC