



Hoe Street, E17 4EX
London





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Guide Price- £360,000 - £375,000.

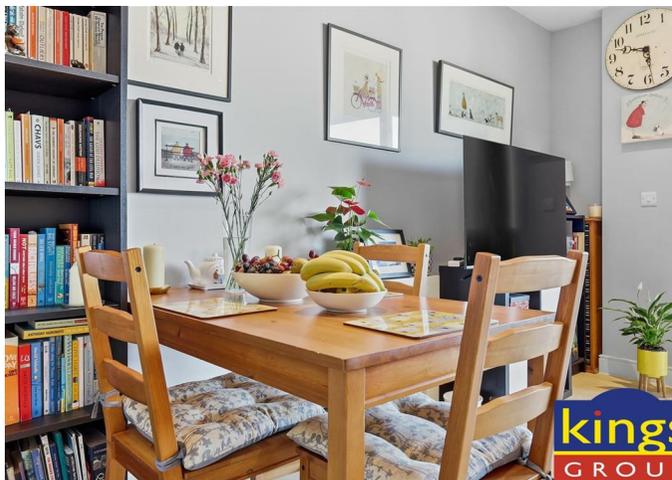
Nestled in the vibrant heart of Walthamstow, this modern purpose-built flat on Hoe Street offers a delightful blend of comfort and convenience. Spanning an impressive 538 square feet, the property features a well-appointed reception room that invites relaxation and social gatherings. The double bedroom provides a peaceful retreat, perfect for unwinding after a busy day.

Constructed in 2015, this flat boasts contemporary design and finishes, ensuring a stylish living experience. The bathroom is thoughtfully designed, catering to both functionality and aesthetics. One of the standout features of this property is the spectacular views it offers, allowing residents to enjoy the beauty of the surrounding area.

Location is key, and this flat does not disappoint. It is within walking distance to Lloyds Park, a lovely green space ideal for leisurely strolls or outdoor activities. Additionally, Walthamstow Central train station is conveniently close, providing excellent transport links to central London and beyond.

This property is perfect for those seeking a modern lifestyle in a thriving community. Whether you are a first-time buyer or looking to invest, this flat presents an excellent opportunity to enjoy all that Walthamstow has to offer. Don't miss the chance to make this charming flat your new home.

Guide Price £360,000



- Communal Gardens
- large Balcony
- Immaculate Condition
- Lift Access

- Spectacular Views
- Stone Throw Away From Walthamstow Central Station
- Bike Storage
- Walking Distance To Lloyds Park

Hallway 5'9" x 14'3" (1.77 x 4.35)

Engineered oak flooring, power points and smoke alarm.

Bathroom 6'7" x 6'9" (2.03 x 2.07)

Tiled flooring and part tiled walls, extractor fan, hand wash basin with mixer tap, low level flush w/c and shaver point.

Lounge 14'6" x 16'11" (4.44 x 5.17)

Double glazed window to rear aspect, engineered oak flooring and power points.

Kitchen

Engineered oak flooring, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor with hood, sink with drainer unit, integrated fridge freezer, dishwasher and washing machine, power points.

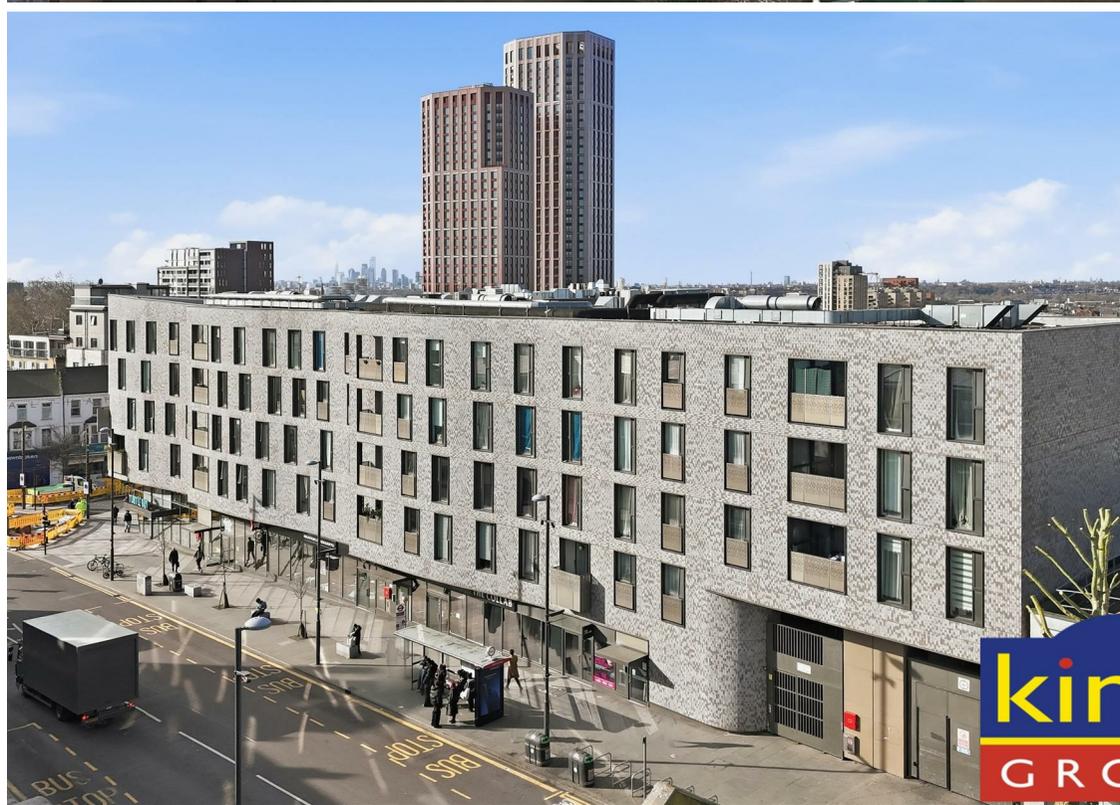
Bedroom 8'7" x 13'7" (2.64 x 4.15)

Double glazed window to rear aspect, carpeted flooring, build in wardrobe and power points.



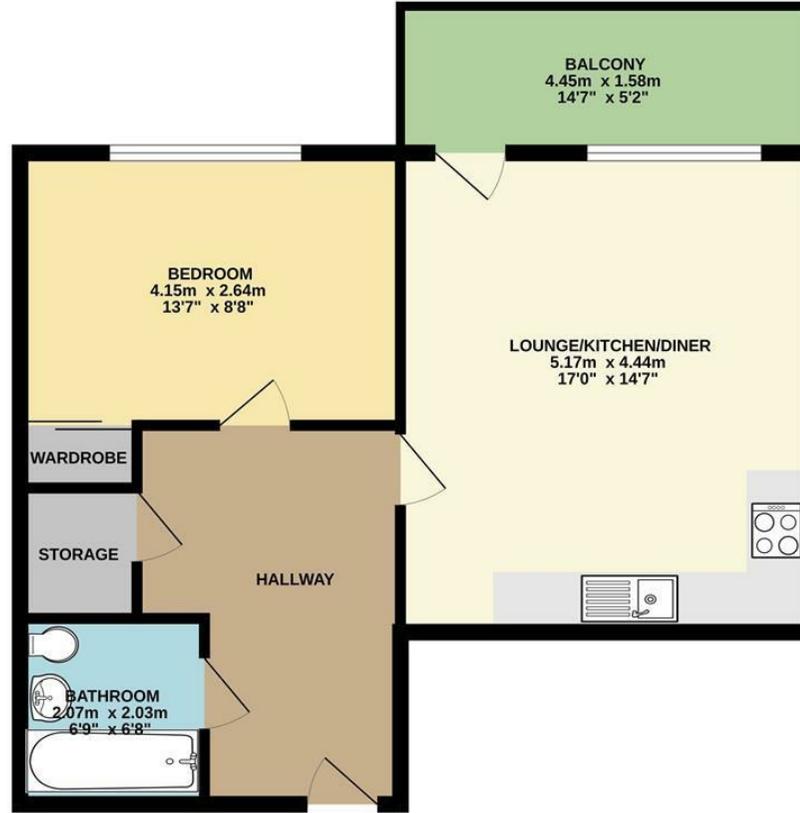






Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(49-60) C		(49-60) C	
(35-48) D		(35-48) D	
(29-34) E		(29-34) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
82	82		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

MID FLOOR FLAT
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 50.0 sq.m. (538 sq.ft.) 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.
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