



Hoe Street, E17 4EX  
London





# Hoe Street, E17 4EX

Nestled in the vibrant area of Walthamstow Central, this exquisite top-floor flat offers a perfect blend of modern living and convenience. Spanning an impressive 581 square feet, the property boasts one well-appointed bedroom and a stylish bathroom, making it an ideal choice for individuals or couples seeking a comfortable urban retreat.

Constructed in 2014, this flat is presented in immaculate condition, ensuring that you can move in without the need for any immediate renovations. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Additionally, the property features a delightful balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the surrounding area.

One of the standout features of this property is its prime location. Situated within walking distance of Walthamstow Central Station, you will benefit from excellent transport links, making commuting to central London a breeze. The vibrant local community offers a variety of shops, restaurants, and leisure facilities, ensuring that you have everything you need right at your doorstep.

This flat is not just a home; it is a lifestyle choice that combines comfort, style, and accessibility. Whether you are a first-time buyer or looking to invest in a rental property, this charming flat on Hoe Street is sure to impress. Do not miss the opportunity to make this delightful space your own.

Guide Price £365,000



- Top Floor Apartment
- Walking Distance To Walthamstow Central Station
- Spacious Bathroom

- Lift Service
- Long Lease
- Private Balcony

Lease Details:

Lease: 114 Years Remaining  
Service Charge: £2388 P/A  
Ground Rent: £200 P/A

Hallway 8'2" x 12'9" (2.49m x 3.89m )

Bathroom 7'2" x 9'6" (2.18m x 2.90m )

Lounge/Kitchen 12'9" x 20'4" (3.89m x 6.20m )

Bedroom 9'6" x 17'4" (2.90m x 5.28m )

Balcony 6'6" x 10'2" (1.98m x 3.10m )



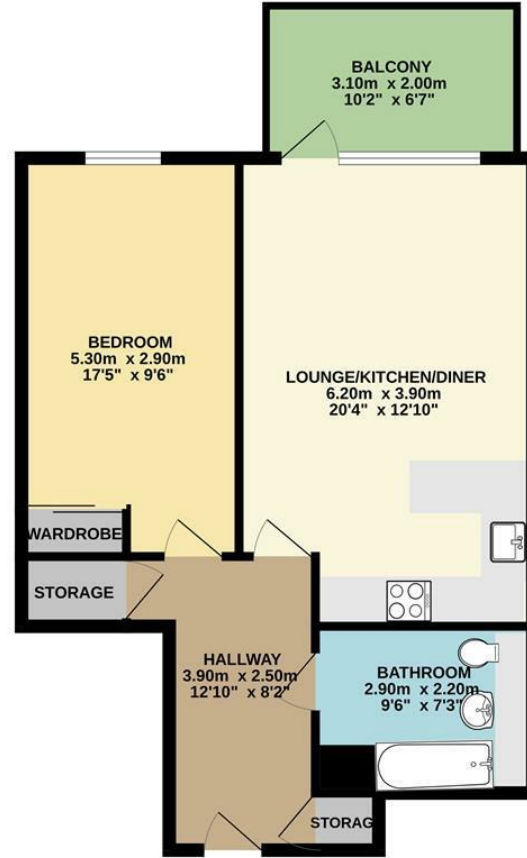






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR  
54.6 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 54.6 sq.m. (588 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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