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248 Hoe Street  
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315 Hoe Street, London, E17 9BG  
Offers In Excess Of £315,000

Elegant, Welcoming & Stylish, this amazing one bedroom ground floor purpose built flat benefits from being recently plastered and decorated which creates a cozy and inviting atmosphere. As you step inside, you'll immediately notice the attention to detail. The flat boasts a modern and updated kitchen, complete with sleek countertops, contemporary cabinetry, and state-of-the-art appliances. Whether you're an aspiring chef or simply enjoy cooking, this kitchen is sure to meet your needs. The bathroom has also been fully renovated to provide a fresh and stylish feel. With its tasteful fixtures, a luxurious bathtub, and a refreshing shower, you'll have everything you need to unwind after a long day. The flat features new flooring throughout, adding a touch of elegance to the space. Whether you prefer the warmth of carpet or the sleekness of laminate, you'll find the flooring both visually appealing and practical. Additionally, this property offers the convenience of residential parking. Say goodbye to the hassle of searching for a parking spot—your designated parking space awaits you just steps from your front door.

#### Property Showcases

You are greeted at the property by appealing communal gardens that lead to a communal entrance that benefits from a phone entry system for added security. Through the communal doors you are greeted with a spacious and bright communal landing that leads to your own front door. Through the door you are presented with a large entrance hall that benefits from three sizeable storage cupboards as well as giving access to the entire property. The kitchen is equipped with high-quality appliances, sleek countertops, and ample storage space, making it a delight for culinary enthusiasts. Whether you enjoy entertaining guests or prefer a cozy night in, the living area offers plenty of room for relaxation and socializing. A generously sized lounge/diner is the adjoining room to the kitchen and comes with high quality laminate flooring as well as a generously sized fully double glazed windows that floods the room with natural light. The large double bedroom is a tranquil retreat, providing a peaceful sanctuary for restful nights. It boasts generous proportions, a large window, and a built-in wardrobe, ensuring ample storage space for your belongings.. A three piece bathroom features a contemporary design with modern fixtures and fittings. It includes a bathtub with a shower overhead, a basin, a toilet, and tasteful tiling, offering both style and functionality.

#### Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk eight minute walk or a short three minute bike ride and you will find yourself in one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. Concentrated around Orford Road, Walthamstow Village is the perfect place to explore on an afternoon walk, and combine with some treats and tipples. From delicious delis to tasty tapas and breweries offering beer at the source, Walthamstow Village is a veritable feast of gourmet goodness and fine foodie fare. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.5 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Chaiiwala, Gunes Restaurant & Tesco Express on Hoe Street are all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Hoe Street just 0.04 miles & 0.1 miles away as well as bus stops at Walthamstow Central & Park Court both just 0.3 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.4 miles & 0.5 miles away respectively and both offer you the opportunity to whisk yourself away into the capital, which will have you enjoying the enchanting London ambience within 25 minutes. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Edinburgh Primary, Church Hill Nursery and South Grove schools are all under 0.48 miles from your front door and offer both good and outstanding Ofsted ratings.

#### Tenure & Council Tax

Tenure: Leasehold  
 Lease Length: 125 years from 29/09/1989  
 Ground Rent: £10 pa  
 Service Charge: £1200 pa  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,509 pa

#### Entrance Hall

**16'0" x 4'5" (4.89 x 1.36)**  
 Double glazed opaque window and door to front aspect, three storage cupboards, gas/electric meter cupboard, single radiator, laminate flooring and power points.

#### Lounge/Diner

**12'11" x 12'4" (3.94 x 3.77)**  
 Double glazed window to side aspect, double radiator, laminate flooring, phone point, TV aerial point and power points.

#### Kitchen

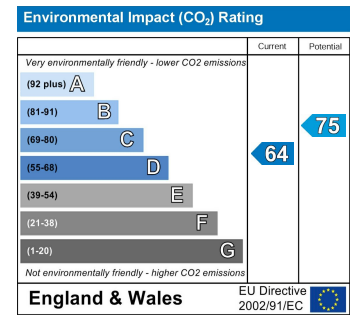
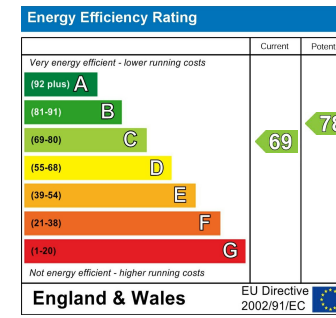
**11'5" x 8'11" (3.48 x 2.74)**  
 Range of base and wall units with flat top work surfaces, tiled splash backs, integrated cooker, electric oven and gas hob with chimney style extractor hood, stainless steel sink and drainer unit, pantry cupboard, combination boiler, power points and double glazed window to side aspect.

#### Bedroom

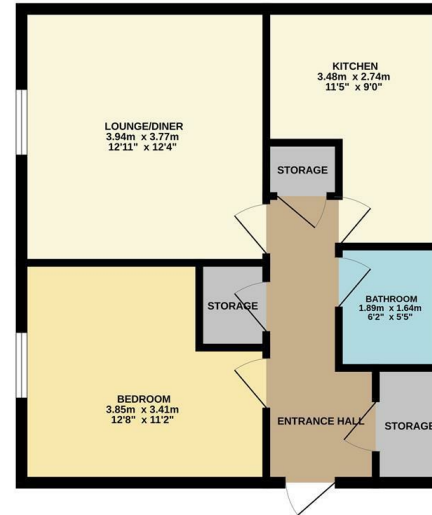
**12'7" x 11'2" (3.85 x 3.41)**  
 Double glazed window to side aspect, single radiator, fitted carpet, phone point, TV aerial point and power points.

#### Bathroom

**6'2" x 5'4" (1.89 x 1.64)**  
 Three piece bathroom suite comprising panel enclosed bath with mixer tap, thermostatically controlled shower, hand wash basin with mixer tap and vanity unit under, low level flush WC, tiled walls, heated towel rail, tiled flooring, extractor fan and double glazed opaque window to side aspect.



GROUND FLOOR  
 47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA: 47.7 sq.m. (513 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual dimensions, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan, for illustrative purposes only, should not be relied on for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee will be given regarding their efficiency or use for any other purpose.  
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