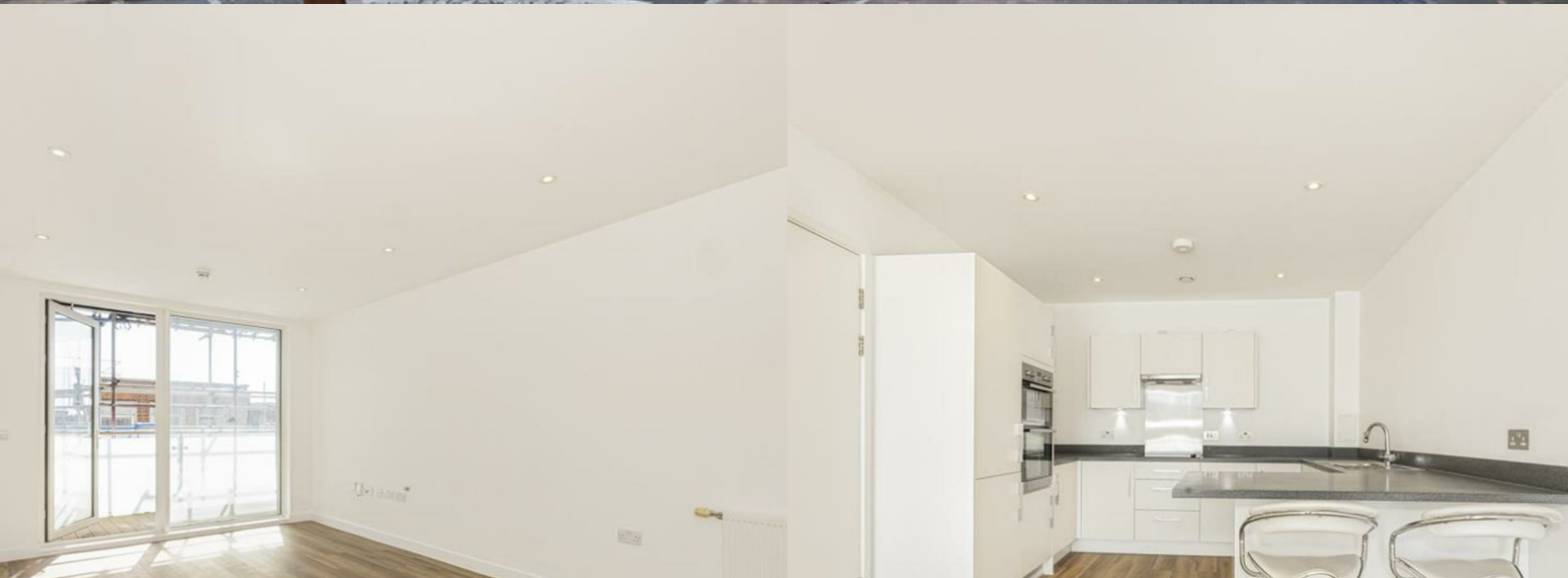


settle.



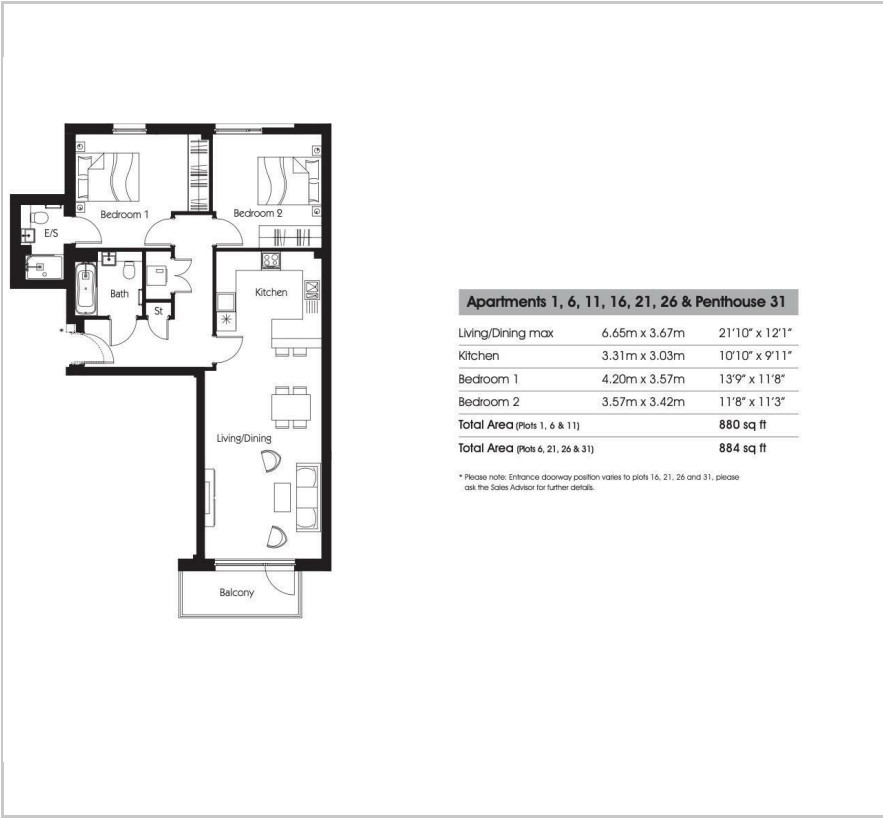
Hoe Street

, London, E17 9GY

£2,500 Per month



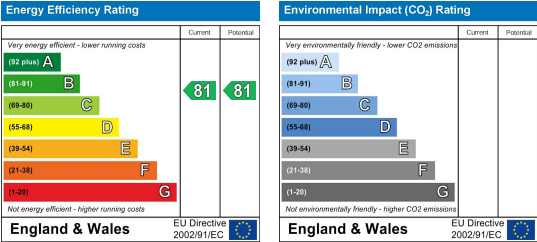
Floor Plan



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
- Situated On The First Floor
- Open Plan Living/Kitchen Area
- Car Free Development
- Unfurnished
- Scaffolding Removal Approx Summer 2027
- Available End Of October
- EPC Rating B
- Council Tax Band C
- 884 Sq Ft (82 Sq M)



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. The current estimate is that the scaffolding associated with the works will be completely removed by Summer 2027, subject to the progress of the works.

Licensing Information: Due to Property Licensing restrictions with Waltham Forest Council we can only accept a maximum of 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.