



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 495.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Hoe Street, Walthamstow, E17 3AL  
£1,250 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**





Nestled in the vibrant area of Hoe Street, Walthamstow, this charming second-floor flat offers a delightful living experience above a commercial property. Available from early January 2026, this unfurnished residence features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a comfortable home.

The flat boasts a well-appointed reception room, providing a welcoming space for relaxation and entertainment. The modern kitchen is equipped to meet your culinary needs, ensuring that meal preparation is both enjoyable and efficient. With double glazing throughout, you can expect a peaceful atmosphere, while gas central heating guarantees warmth during the cooler months.

Conveniently located, Walthamstow Central Station is just a short distance away, offering excellent transport links to London and beyond. This property presents a fantastic opportunity to immerse yourself in the lively community of Walthamstow, known for its eclectic mix of shops, restaurants, and cultural attractions.

Do not miss the chance to secure this lovely flat in a sought-after area.

