



# 204 Hoe Street, Walthamstow

Offers In Excess Of  
£350,000

Tenure : Leasehold

Floor Area : 516.67 sq ft

Local Authority : LBWF

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



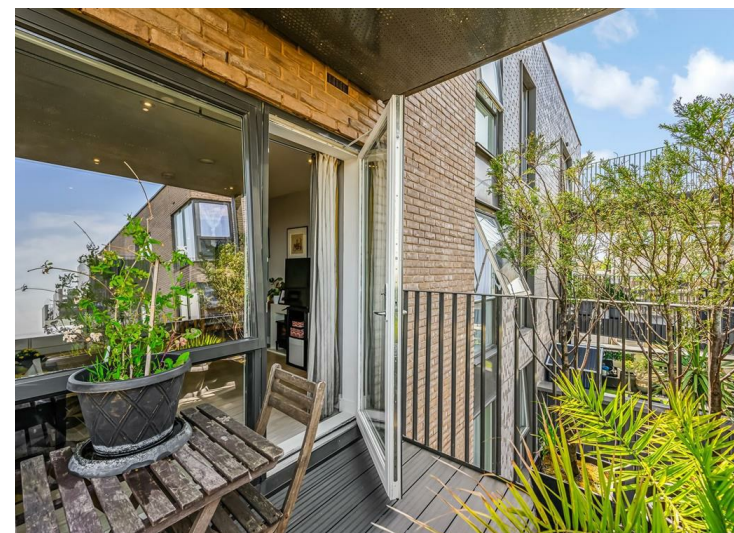
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This immaculate one bedroom third floor apartment offers stylish modern living in the heart of Walthamstow, ideal for first-time buyers or investors. It forms part of a contemporary development with a long lease, lift access, bike storage and a large private balcony with far-reaching views.

The flat is beautifully presented throughout, with a bright open-plan living space, modern kitchen, underfloor heating, built-in wardrobe and a spacious storage cupboard. The bedroom is a good size and the 52 sq m layout is efficient and practical, while elevated, rear-facing windows help create a quieter, more private feel away from the street.

Just a stone's throw from Walthamstow Central, the property offers excellent Victoria line and London Overground links into central London and beyond. Walthamstow Village, Soho Theatre Walthamstow, Lloyd Park with the William Morris Gallery and Epping Forest are all within easy reach, along with the market, shops and cafes, putting a wide range of amenities and green space close at hand.







- Long Lease
- Central Walthamstow Location
- Immaculately presented
- Communal Gardens
- Adjacent Walthamstow Central Station
- Balcony
- Lift Service
- Views of central London
- Bike storage





THIRD FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) 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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To view call **0208 503 6060**

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