



Acton Lettings, 172 High Street, Acton, London W3 9NN
T 020 8752 9988 E actonlet@ludlowthompson.com W www.ludlowthompson.com

HOE STREET WALTHAMSTOW



LET

REF: 421235

1 Bed, Conversion Apartment, Private Terrace

Basement Flat - Modern Kitchen - Private Entrance - Large Reception Room - Modern Bathroom

Ludlowthompson.com are pleased to offer with no onward chain a well presented spacious one Bed garden flat on Hoe Street E17. This recently refurbished property benefits from its own private entrance a large reception room, modern kitchen and bathroom and private patio garden. The hallway is very spacious and there is plenty of room for storage shelves. Sold with a long lease and no onward chain, we recommend early viewing. Please call 020 8509 6677.

Train/Tube - Walthamstow Queens Road, St James Street, Wood Street, Walthamstow Central
Tenure - Leasehold



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Reception



Kitchen



Bedroom



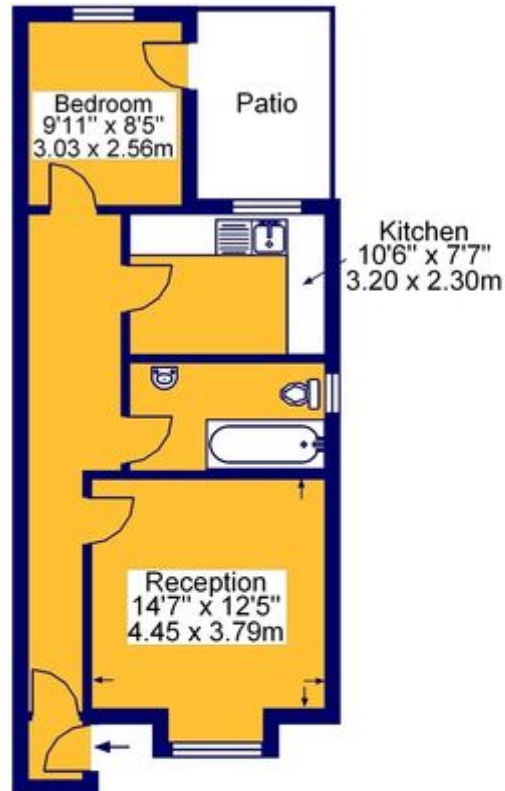
Front



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Approx. Gross Internal Area
511 sq. ft. / 47.45 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT

Drawing No. WALT097 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Reception - 3.79m x 4.45m (12' 5" x 14' 7")

Window to front, laminate flooring, radiator

Hallway - 1.57m x 5.53m (5' 1" x 18' 1")

Spacious hallway

Kitchen - 2.30m x 3.20m (7' 6" x 10' 5")

Modern fitted kitchen, room for large fridge freezer, plumbed for washing machine, oven and hob, window to side.
Garden

Patio.

Bedroom - 2.56m x 3.03m (8' 4" x 9' 11")

Window to rear, door to side leading to patio, laminate wood flooring, radiator.

Front

Tenure Details

Tenure - Leasehold

Lease Length - years



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Acton Lettings Office quoting 421235

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.