



Hibbert Road, Walthamstow, E17 8HB

PER MONTH
£1,700 Per Month

 **Coultons**

PROPERTY SUMMARY

Situated on a quiet and sought after residential road is this two double bedroom Ex-Warner flat. Added benefits includes a good sized separate living room, a modern fitted kitchen, a modern fitted bathroom, double glazing, gas central heating, laminate flooring, own front door and own section of rear garden.

The property is ideally situated for local amenities and is within easy reach of the famous shopping area of Walthamstow market with its vast array of independent stalls, coffee shops, bars, restaurants, along with the shopping mall.

You are also close to plenty of local bus routes along with the Overground Stations, of St James Street, Walthamstow Queens Road, and Walthamstow Central which has the additional option of the underground station (Victoria Line - Zone 3) and the bus terminal.

Viewing is highly recommended.

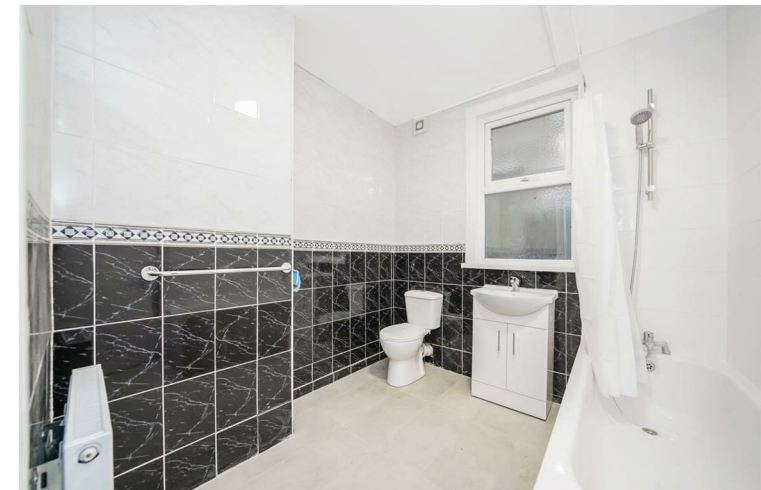
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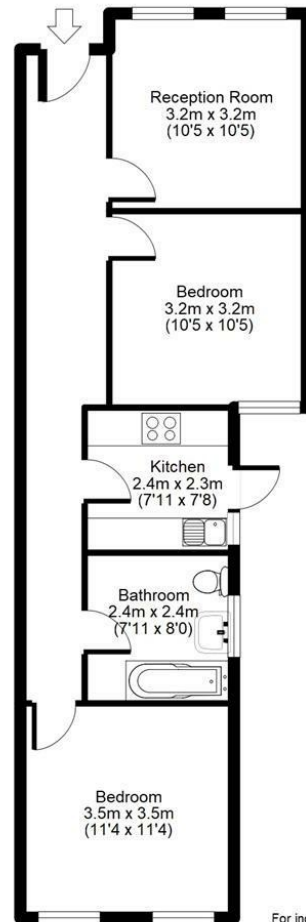
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APPROX GROSS INTERNAL FLOOR AREA: 617 sq. ft / 57 sq. m



For identification only - Not to scale
Measures into the bays - Copyright of Bravo EPC

LOCAL AUTHORITY
Walthamstow Council

TENURE

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
lettings@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS

425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
lettings@coultons.co.uk
www.coultons.co.uk