



LOT 35

32 Hoe Street, Walthamstow E17 4PH

Freehold Vacant Shop & Self-Contained Flat

Location & Description

On the west side of Hoe Street approximately 100m south of the junction with Forest Road (Bell Corner) close to the junction with Hawthorn Road. Comprising a terraced property arranged as a ground floor shop with self contained flat above with separate street access. With pedestrian access off Hawthorn Road there is a rear yard which has been partially built upon.

Accommodation

First Floor: 2 rooms, kitchen, shower/WC

Ground Floor: Retail area 283 sq ft (26.3) sq m approx

Rear Office: 85 sq ft (7.85) sq m

Kitchen/WC

Rear yard - partially built on.

Offered **VACANT** and suitable for investment or occupation

CONTACT: 020 8520 8383

GUIDE PRICE: £225,000 - £250,000