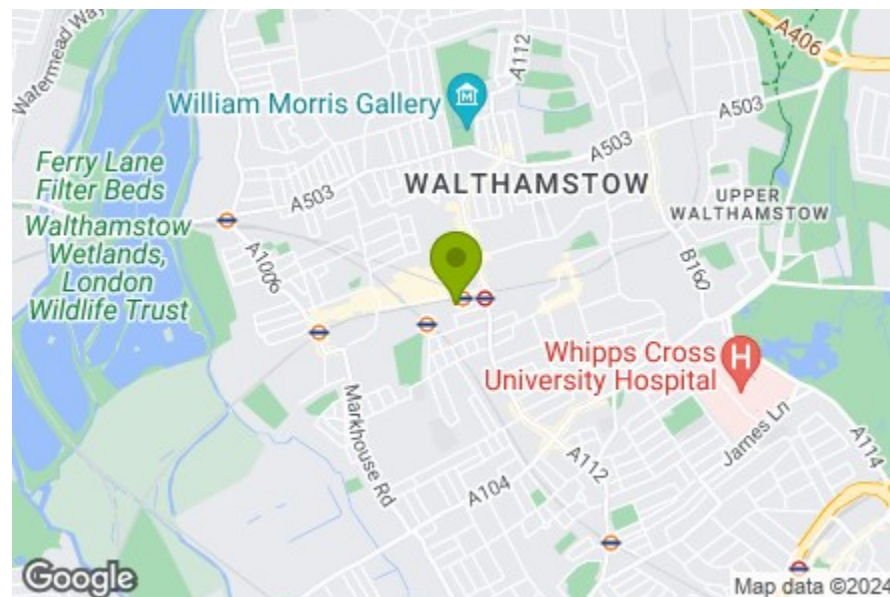


Second Floor

Total Area: 76.5 m² ... 823 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Bathroom
6'9" x 8'11"
- Kitchen / Reception Room
13'2" x 24'5"
- Balcony
27'11" x 4'11"
- Bedroom
9'0" x 11'3"
- Bedroom
10'5" x 16'11"
- Ensuite
4'11" x 7'4"
- Storage
5'8" x 7'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HOE STREET, WALTHAMSTOW Offers In Excess Of £525,000 Leasehold 2 Bed Apartment



Features:

- Modern Build
- Immaculately Presented
- Sought After Location
- Excellent Transport Links
- Victoria Line and The London Overground on Your Doorstep
- Large Balcony
- City Views

An immaculately presented, two double bedroom, second floor apartment. Lap up all the benefits of London living with excellent transport links to the city from Walthamstow Central, and Walthamstow Village just a few minutes' walk away.

Walthamstow Central station is literally on your doorstep, just two minutes from your new front door for direct, speedy connections to the City and West End. You' can be at Liverpool Street in less than twenty minutes.

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

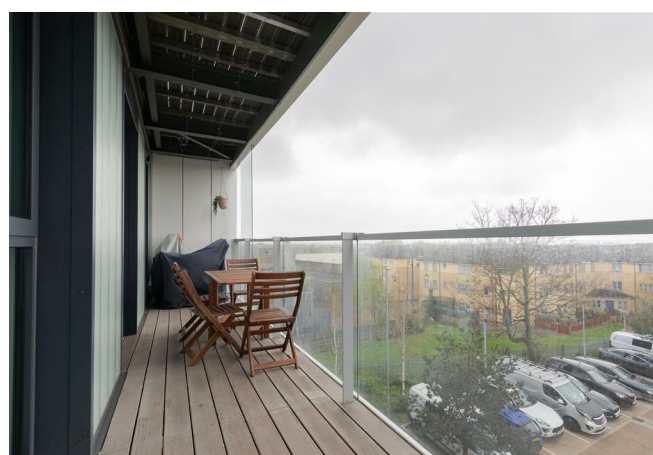
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IF YOU LIVED HERE...

You'll love the modern, open plan design with every room leading off your generous hallway. Turning right as you enter for blonde, engineered flooring and sleek, white tilework in your kitchen, contrasting beautifully with backlit, smoky grey cabinets. Dinner will be served in the connected, contemporary diner with the bright, spacious lounge area opening up to your large balcony stretching the length of the apartment.

Your principal bedroom has an abundance of natural light, space and storage, complemented by a stylish en suite bathroom with walk-in, rainfall shower. Both bathrooms are streamlined, elegantly designed affairs finished in tranquil tones and your family bathroom is home to a tub, so you can enjoy a long hot soak. You also have a substantial storage room just off the entrance hallway, always a welcome addition to a city apartment.

As noted, Walthamstow Village is only a few minutes' walk from your front door. Wander down to the old high street of Orford

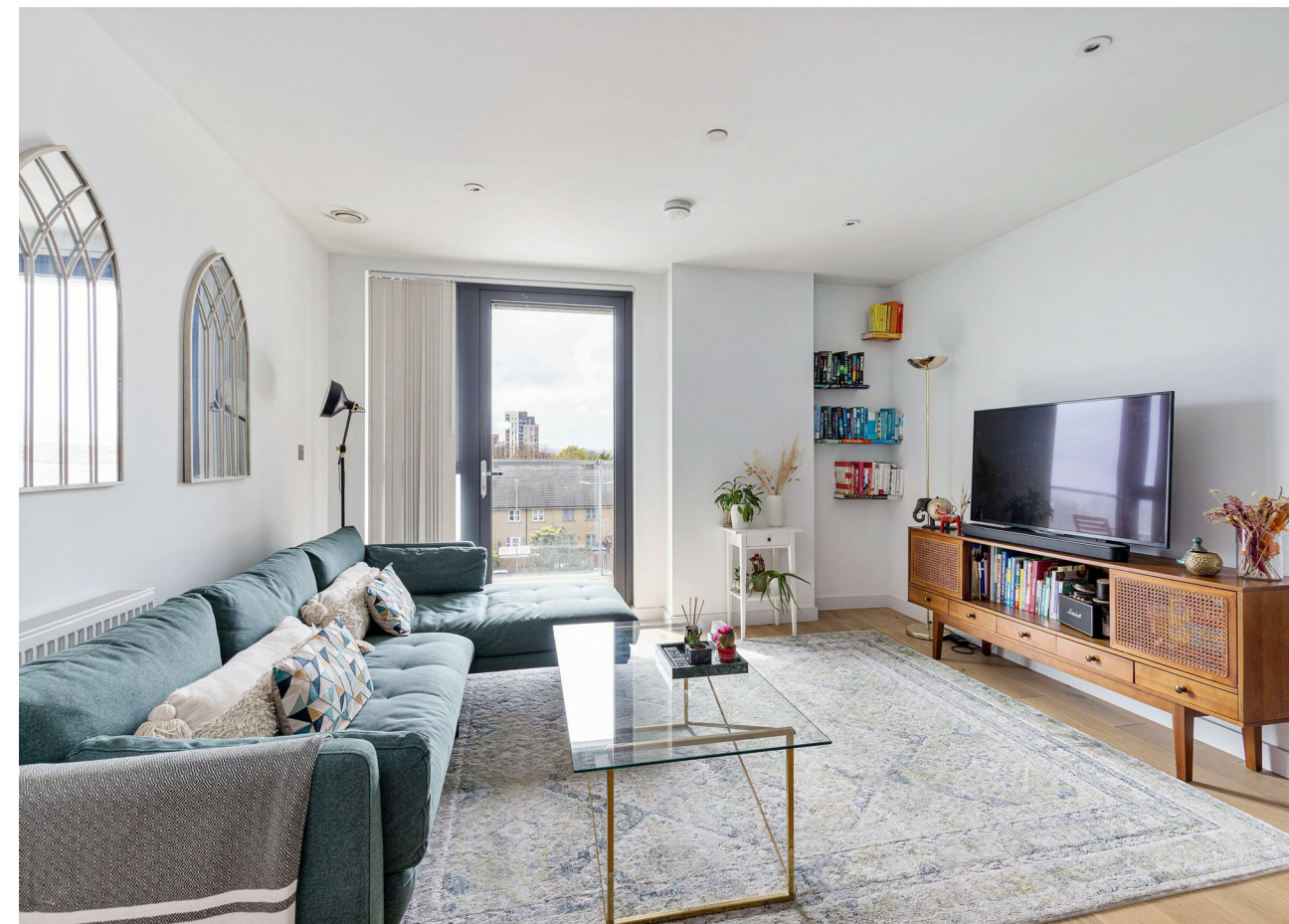
Road, and shop local at any of the independent stores and eateries. Try Eat17 for sustainable and ethically sourced bistro classics. Explore further for trad pub vibes at The Village Pub, cosy fires and friendly cats at The Nag's Head or artisanal hedonism at Mother's Ruin Gin Palace. With a whole host of wine and dining establishments to explore you're sure to find a favourite.

WHAT ELSE?

- Your new local will be the friendly Queen's Arms gastropub, with a mouth-watering Mediterranean menu and delightful beer garden for sipping something chilled on a sunny afternoon. Just ten minutes' walk away in The Village.

- The multimillion pound sports facilities of the Waltham Forest Feel Good Centre are just twenty minutes on foot for swimming pools, state of the art gym, climbing walls, trampoline park and more.

- The recently opened amenities of CRATE Walthamstow are also just a few steps away. Here you'll find a range of street food, open plan bar and coffee spot and even mini golf.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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