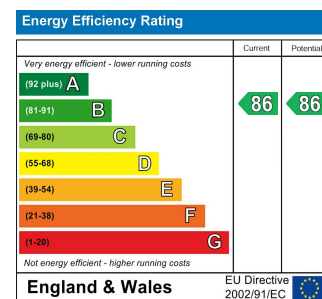




Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only



## HOFFMANS ROAD, WALTHAMSTOW

### Offers In Excess Of £750,000 Leasehold 3 Bed Apartment - Duplex



#### Features:

- Three Double Bedrooms
- Duplex Split Level Apartment
- Beautifully Presented
- Roof Terrace
- Two Bathrooms
- 1300 Sq Ft.
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands

A gloriously bright and spacious three bedroom penthouse apartment, laid out over the top two floors of a sought after designer development just off Blackhorse Lane. You have vaulted ceilings and a private terrace with blue and green views.

Enviably situated for nature, nightlife and transport, you have Walthamstow Wetlands, the Blackhorse Beer Mile and Blackhorse Road station all within easy reach.

**REQUEST A VIEWING**  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
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

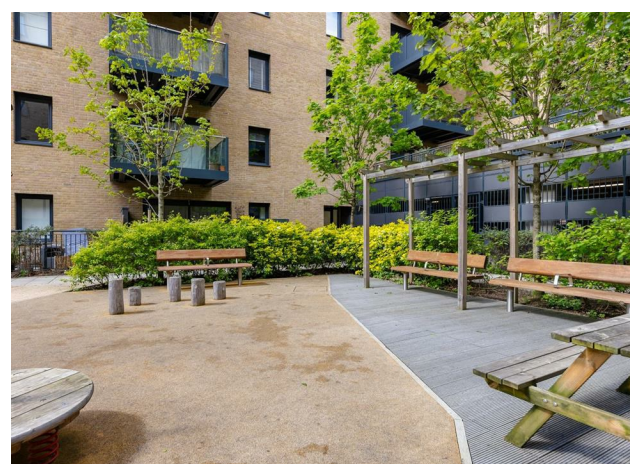
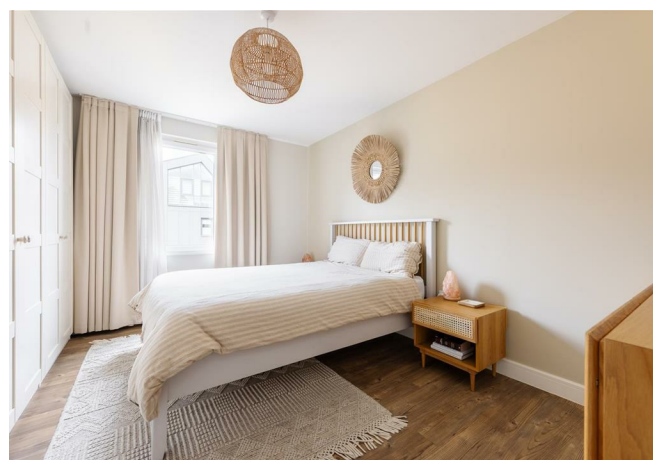
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





IF YOU LIVED HERE...

We'll jump right to the highlight. Your entire upper storey is given over to your 530 square foot, dual aspect open plan reception, lounge and kitchen. High vaulted ceilings add to the already impressive sense of space, while wall to wall and floor to ceiling windows frame terrace and rooftop views, flooding the entire impressive space with natural light.

Bi-folding doors open it all up to your terrace, 300 square feet of decked and sheltered outdoor solace and an ideal al fresco addition to your living space. You also have tranquil skyline views of Walthamstow Wetlands. Back inside and your artfully segmented kitchen is decked out with a welcome wealth of glossy cream cabinetry, timber worktops and integrated appliances, plus a large pantry.

Downstairs, all three of your bedrooms are generous doubles of around 150 square feet apiece, all with rich hardwood floors and tranquil colour schemes. Your principal sleeper also features an impressive rank of floor to ceiling integrated wardrobes, and an en suite shower room finished in sleek smoky grey with walk in shower. Your family bathroom's just as stylish - with large letterbox tiling from tub to ceiling. Finally you have a range of substantial extra storage in the hall.

Outside and it's just five minutes on foot for Blackhorse Road station, and direct fifteen minute runs to King's Cross via the Victoria line, so you can be in the heart of London around twenty minutes after stepping out your front door. Other doorstep delights include the Blackhorse Beer Mile, a collection of around half a dozen independent taprooms, microbreweries and beer gardens strung out along Blackhorse Lane. Big Penny Social is the flagship, a massively spacious family-friendly spot just ten minutes away.

WHAT ELSE?

- You can be strolling among your terrace's view, our gorgeous Walthamstow Wetlands (London's largest nature reserve) in around ten minutes. Lose yourself in the 500 acres of blue and green space and you'll forget you're in London.
- Your new development comes with secure underground parking, and drivers can be on the arterial North Circular in around ten minutes.
- Heading to the City? St James Street station is just a fifteen minute walk or five minute bike ride for direct twenty minute runs to Liverpool Street.



A WORD FROM THE OWNER...

"We have really enjoyed living in Blackhorse Road and it has been great to be so close to the wetlands and all of the local amenities. It has been a great place to grow our young family and we are sad to be leaving such an amazing apartment but excited for the next chapter."

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM

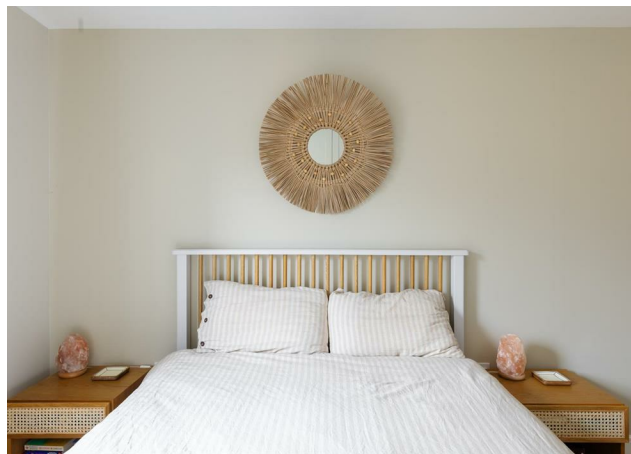




REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





**Reception Room**  
18'11" x 28'0"

**Bedroom**  
10'9" x 12'11"

**Bedroom**  
10'3" x 21'0"

**Bathroom**  
6'8" x 7'2"

**Ensuite**  
5'2" x 7'2"

**Terrace**  
11'0" x 27'4"

**Bedroom**  
12'4" x 13'7"

**Pantry**  
285'5" x 6'11"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM