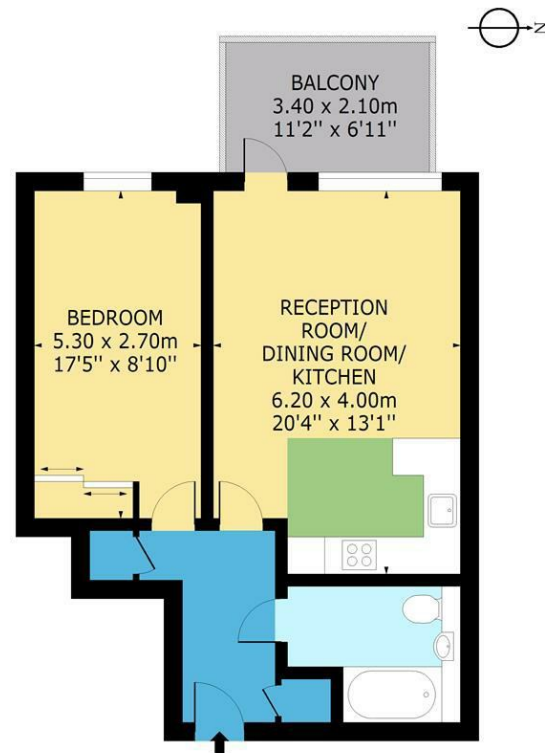


Chaplin House, Hoe Street, E17
Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M
Approx. Gross Balcony Area 75 Sq Ft - 6.97 Sq M



Reception Room / Dining Room /
Kitchen
20'4" x 13'1"

Bedroom
17'4" x 8'10"

Bathroom

Balcony
11'1" x 6'10"

FOURTH FLOOR

THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 4/9/2023



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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 £375,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Beautifully Presented
- Balcony
- Short walk to Walthamstow Central Station
- Long Lease

A bright and pristine one bedroom apartment, with private balcony on the top floor of our central designer development of Chaplin House. Here you're right in the heart of things, with everything that makes our borough so special right at your fingertips.

Among the many, many highlights on your doorstep is our main thoroughfare of Hoe Street, with a fine choice of independent bars, restaurants and gastropubs. And soon to be home to the 1000 seater Soho Theatre Walthamstow.

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

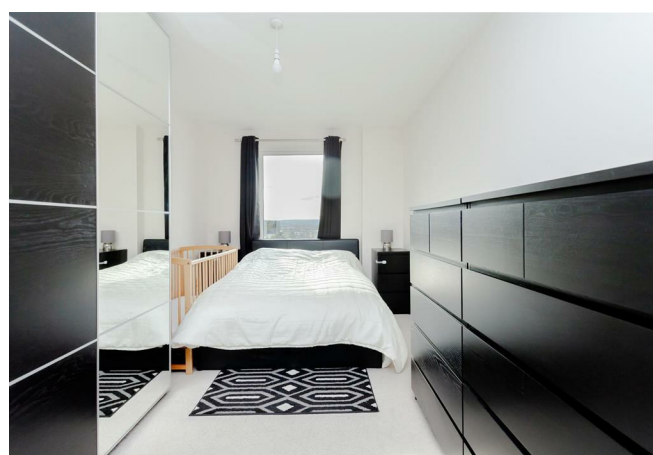
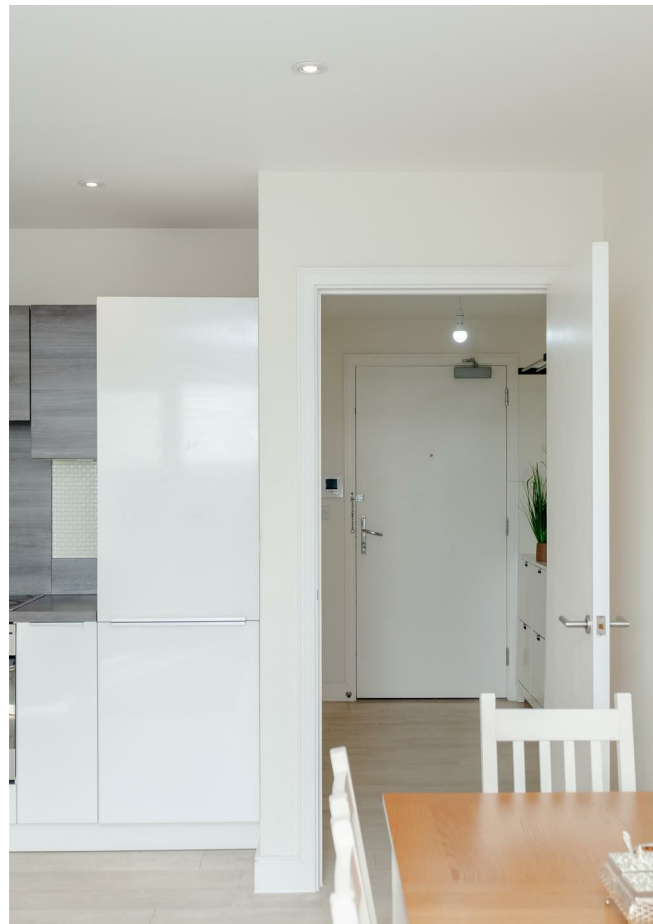
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'll be enjoying rooftop views across the entire borough from your eighty square foot private balcony. With Trulawn underfoot it's the perfect spot for a morning coffee or evening glass of wine. Inside, your lounge/kitchen comes in at more than 250 square foot, all beautifully bright with natural light from the balcony.

Soft grey engineered hardwood runs underfoot in here, as throughout, and your kitchen area is decked out with a mix of gloss white and smoky grey cabinets, matching counter tops and a full suite of integrated appliances. Next door your bedroom's a 150 square foot double, home to floor to ceiling fitted storage, while across the hall your bathroom's elegantly immaculate, with large format tiling and a shower over the tub.

Outside and the only problem is where to begin. There's a diverse range of restaurants arranged around the foot of the development, so you never have to go far to eat out. Explore

further and you'll find our much-loved enclave of Walthamstow Village less than ten minutes walk away, for a diverse range of independent, award-winning wining and dining establishments. You'll find no end of favourite new spots but be sure to try The Nag's Head, with its delicious food, beer garden and friendly cats.

WHAT ELSE?

- As noted Walthamstow Central is just across the road, for direct twenty minute runs to Liverpool Street and Oxford Circus. You can be in both the City and West End in less than a half hour door to door.
- The property comes with a reassuringly lengthy lease.
- Lloyd Park's landscaped gardens and open green spaces are just ten minutes away on foot, perfect for morning jogs and evening strolls. There are also cafes, courts and a wide range of sports clubs and classes calling the park home.



WORD FROM THE OWNER...

"My wife and I have been living here for the last 9 years since the building was built, so we are it's first and only owners. We will miss this bright and airy space, especially the breathtaking view from the balcony, with it's stunning sunset. The apartment has been spacious enough for my wife and I to be able to raise our first baby here who is now two. Excitedly, with our growing family, its time for us to leave the modern apartment and upsize. We will absolutely miss the luxury of having the famous mile long Walthamstow market at our doorstep as well as lovely restaurants, cafes, shops, local amenities and entertainment. Also having Walthamstow Central Station only a few steps away has given us the ease of getting into central London within a quick 20 minutes. There is a reason why Walthamstow central is a sought after place to live. We have really enjoyed our time here and will be sad to go but look forward to handing the keys over to the next lucky owners."

REQUEST A VIEWING
0203 397 9797

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