



Kitchen/Reception Room
11'9" x 24'8"

Bedroom
11'1" x 12'10"

Bathroom
6'10" x 6'9"

Balcony
23'1" x 4'9"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 £390,000 Leasehold 1 Bed Apartment



Features:

- One bedroom apartment
- Immaculately presented
- Sought after location
- Excellent transport links
- Walthamstow Central on your doorstep
- Stunning city views

This smart and stylish one-bedroom apartment is set on the fifth floor of a popular modern block, just moments from Walthamstow Central, with the views from the spacious balcony stretching much further beyond our beloved E17 postcode.

Inside the bright home, you'll find ample storage, high spec appliances, contemporary fittings and pristine decor, while outside you've got easy access to Walthamstow's s top amenities - from award-winning food and drink to top rated events and attractions. And as it's so close to the tube, you can reach the West End or City in less than 30 minutes door to door if you time it right.

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IF YOU LIVED HERE...

Within the 567 square foot of immaculate internal space, you'll find a huge open plan living space with sweeping views and stylish design throughout. If you've not lived in such a contemporary space before, you'll love get used to the little luxuries on offer.

Your dual open plan kitchen/living room is a brilliantly sized space, with pristine engineered flooring sweeping the length and thoughtful features such as fittings for pendant lighting. The kitchen area features sleek cabinets and integrated appliances, which will make hosting a dream. The first floor balcony is a real show-stopper, adding further living space during warmer months - and the floor to ceiling doors lend even more brilliance to the interior space.

The bedroom is just as plush, with soft carpeting underfoot and a striking feature wall, while the bathroom is as contemporary as you'd hope for such a modern block, with sparkling fittings and an over-tub shower.

Within a short hop of your building you have some excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread, which will be your go-to for coffee and delicious baked goods.

Just as close to home, you've got Europe's longest market which runs along

Walthamstow High Street and the convenient chains found in the newly-developed the 17&Central shopping centre. Walthamstow Village is a short stretch further, with its quaint independents and architecturally interesting landmarks. This area is perfect if you're looking to make a group booking at a gastro pub.

If you need to escape further afield, Walthamstow Central station is served by both the Victoria line and Overground, so double the convenience.

WHAT ELSE?

- Soon you'll also be able to enjoy being just a few minutes from the much anticipated Soho Theatre Walthamstow, which was given a £30m investment as part of the council's London Borough of Culture 2019 commitment to the arts and community. - Despite all this urban living, you're actually still surrounded by greenery; Lloyd Park is less than ten minutes away, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son and a great place for rotating exhibitions.

- Be sure to check out the brand new food court at the 17&Central shopping centre, which is operated by CRATE. There's everything from Vietnamese food to pizza, as well as a fun mini golf.



A WORD FROM THE OWNER...

"We'll be sad to leave Gateway Apartment we love to live in this flat! It is cozy and spacious. The building is so energy efficient that it is warm in winter without using the heating. The neighbours are young and lovely and always happy to help. The area is lively and has a growing selection of shops and cafes. We really enjoyed having picnics at the Lloyd park on Saturdays and trying different cuisines at the farmer market. The area offers several opportunities of contact with nature such as Wetland (20 mins walk) and the Epping Forest (10 min by overground)."

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