



Kitchen / Lounge / Diner
13'10" x 20'9"

Bathroom
6'8" x 7'2"

Bedroom
10'10" x 15'2"

Balcony
10'4" x 7'2"

Storage

Utility

Total Area (Excluding Balcony): 52.6 m² ... 566 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	85	85
	(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	



HOFFMANS ROAD, WALTHAMSTOW

Offers In Excess Of £385,000 Leasehold
1 Bed Flat



Features:

- Beautifully Presented Apartment
- One Double Bedroom
- Open Plan Kitchen-Diner
- Long Lease
- Private Balcony
- Moments From Walthamstow Wetlands
- Close To Blackhorse Road Station

This bright and stylish leasehold apartment, complete with a long lease, is perfectly positioned just off Blackhorse Lane in a sleek, modern development. Only a five-minute walk from Blackhorse Road Station, this cosy abode offers excellent access for commuting into central London. Surrounded by local amenities and moments from the area's lively culture.

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IF YOU LIVED HERE...

Tucked away in a contemporary development, this pristinely presented one-bedroom apartment offers sleek modern living, perfect for professionals or first-time buyers. The spacious open-plan kitchen-diner is carefully designed with high-end finishes and abundant natural light, creating a welcoming ambiance. The open-plan design has been meticulously thought out offering a wealth of space, ideal for entertaining guests. This spacious lounge is complimented by a generously sized private balcony, providing outdoor space, a prime spot for relaxing or tending to plants. The wide hallway flows seamlessly into the bright double bedroom, which has been thoughtfully laid out, offering ample built-in storage and a serene retreat. A pristine, modern bathroom adds to the apartment's appeal.

Just moments from the serene Walthamstow Wetlands, the largest urban wetland reserve in Europe, this apartment benefits from a tranquil yet vibrant setting. Blackhorse Road Station is a mere five-minute stroll, ensuring easy commutes into the city via the Victoria Line. Located just off Blackhorse Lane, the area is known for its lively community atmosphere and diverse amenities. Enjoy the nearby Blackhorse Beer Mile, a buzzing route lined with some of London's most exciting craft breweries, making this an enviable location for those who enjoy local culture and a creative spirit.

This immaculate home also comes with a long lease, offering peace of mind and security for years to come. An ideal opportunity to secure your spot in one of Walthamstow's most desirable locations.

WHAT ELSE?

- Those seeking some botanical rejuvenation can escape to nearby Lloyd Park and take in the abundance of lush greenery on offer, a mere twenty-minute stroll away. Also, home to a weekly farmer's market, Saturday plans are sorted! Residents can take a walk over and immerse themselves in the multiplicity of local produce, foodie treats and artisanal goods available.
- Similarly head over to Walthamstow High Street, equidistant and a prime opportunity to take in the second longest outdoor market in Europe, again home to a weekly farmer's market.
- Neighbouring Blackhorse Beer Mile is home to renowned social hub Big Penny Social as well as some of the country's famed breweries, again located a short stroll away.
- St James Street also within easy reach, here you have easy access to the Overground taking you to Liverpool Street in under twenty minutes or for those looking to stay locally enjoy an abundance of local retailers, food outlets and more hosted by Crate St James.



A WORD FROM THE OWNER...

"We've loved living here the past five years - the location is perfect for a short commute into central London (~30 minutes) and for exploring the local area - walks in the Walthamstow Wetlands or along the River Lea, meeting friends on the Blackhorse Beer Mile (our favourites are Wildcard and Beerblefish!), climbing/yoga/coffee at Yonder just two minutes from the front door, or chilling out in nearby Lloyd Park. The flat itself is spacious and airy in the summer, with the balcony catching the afternoon sun, yet cosy in the winter. The neighbours and community are lovely too. We're looking to start a family, so the time has come to say goodbye to our beautiful one-bed flat, but we're sure the new owners are going to love living here as much as we have!"

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