

Seventh Floor

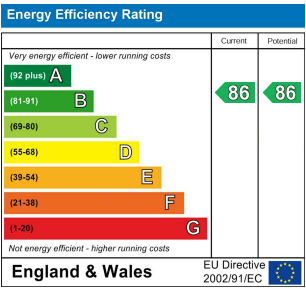
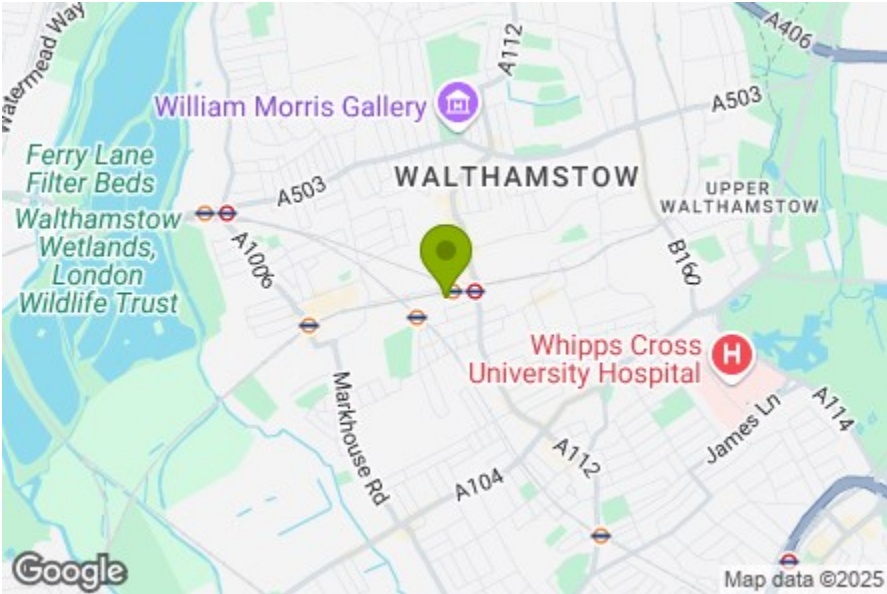
Total Area: 52.2 m² ... 562 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

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

Balcony
23'3" x 4'3"

Bedroom
12'10" x 11'1"

Bathroom
6'10" x 6'9"



HOE STREET, WALTHAMSTOW

Offers In Excess Of £390,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Open Plan Kitchen Living Room
- Next to Walthamstow Central Station
- Chain Free

Welcome to this stunning immaculately presented, one-bedroom apartment in one of Walthamstow's most sought-after new luxury developments. With over 552 square feet of flexible living space, it's perfect for first-time buyers who need easy access to London's West End as well as a range of gastropubs, restaurants and entertainment, it really is close to everything.

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0203 397 9797

E11, E7, E12 & E15
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hello4@stowbrothers.com
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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
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IF YOU LIVED HERE

The expansive 25ft open-plan living area is ideal for entertaining with enough room for dining and lounging options. The modern U-shaped kitchen comes fully equipped with integrated appliances and stylish stone countertops, a striking mix of modern cabinetry - sleek, white lower units and contemporary concrete-look upper units, while the warmth of modern wooden flooring creates a bright and airy atmosphere.

Your sheltered balcony stretches the entire width of the apartment and is accessed from the living room - an ideal spot for enjoying your morning coffee or unwinding with a glass of wine while watching beautiful sunsets after a long day. You really can see for miles and it'll be no surprise if this becomes your new favourite spot.

From the central hallway, you'll find access to a stylish, contemporary bathroom clad in floor-to-ceiling sandstone tiling for easy care. There's a bath/shower combination whether you favour a long, relaxing soak or a quick refresh. A heated towel rail and cleverly recessed storage helps keep everything in its place.

There's a generously sized double bedroom with soft, neutral carpet throughout and a mirror-fronted double wardrobe for ample storage. Full-height glazed windows let in tons of light, too.

WHAT ELSE?

Walthamstow Central is located practically on your doorstep making residents incredibly well connected with the London Underground, national rail and bus services all within 3 minutes walk. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line and since it's the start of the line, you'll always find a seat.

Walthamstow Village is just a 12-minute stroll away, offering an eclectic mix of artisan shops, charming gastropubs, and inspiring galleries. For nature enthusiasts, the area is surrounded by green spaces that cater to every mood - spot wildlife at the serene Walthamstow Wetlands, enjoy outdoor exercise at the well-equipped Lloyd Park, or explore the expansive natural beauty of Hollow Pond, only an 11-minute bike ride away. Whether you're seeking the vibrant energy of city life or the calming embrace of nature, this neighbourhood truly has something for everyone.

This exceptional apartment combines luxury, convenience, and lifestyle in one perfect package. Don't miss your chance to make it yours!



A WORD FROM THE OWNER.....

"We have thoroughly enjoyed living in the heart of Walthamstow the last 5 years. The property has unbeatable convenience, just a 3 minute walk to the overground and tube station, making getting into central London effortless. The large balcony - the biggest we'd seen - has been perfect for summer gatherings, morning coffees, and evening unwinding. Inside, the energy efficiency of this new build has been remarkable; we've never needed to turn on the radiators. The apartment stays warm in winter and cool in summer, with a natural breeze flowing through thanks to the open balcony design. Living here has felt exceptionally safe and welcoming. The building's secure lobby, double-door entry, and CCTV give us peace of mind. Our neighbours are a friendly mix of young families and first-time buyers, with a real community spirit fostered through a building Facebook group for sharing news and helping one another. We're steps from the charming Walthamstow Village that offers an array of local, friendly pubs, coffee shops and shops. We are local to beautiful scenic escapes like Hollow Ponds, The Wetlands, and Epping Forest which you can enjoy all year round. Whether it's running along canal routes to Hackney, visiting local breweries, or exploring nature, there's always something to enjoy. We've loved every moment here and are confident the next owners will too."

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