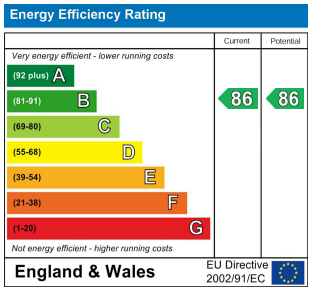


First Floor

Total Area: 71.6 m² ... 770 ft² (excluding balcony)  
All measurements are approximate and for display purposes only.



## HOFFMANS ROAD, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedrooms
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Two Bathrooms
- Close to Blackhorse Road Station
- Near Walthamstow Wetlands
- Chain-Free

If modern living is your thing, this stylishly modern, two-bedroom apartment in the heart of Walthamstow's Blackhorse Road area could be just what you're after. Immaculately presented and set on the first floor within a popular modern development, it offers 770 sq ft of thoughtfully designed space, complete with secure entry, a bright open-plan kitchen and reception area, two bathrooms and your very own east-facing balcony. Perfectly placed for both work and play, it's just a 5-minute walk to Blackhorse Road station on the Victoria line as well as Walthamstow Wetlands—one of London's best-loved urban nature reserves right on your doorstep.

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0203 397 9797

**E18 & IG8**  
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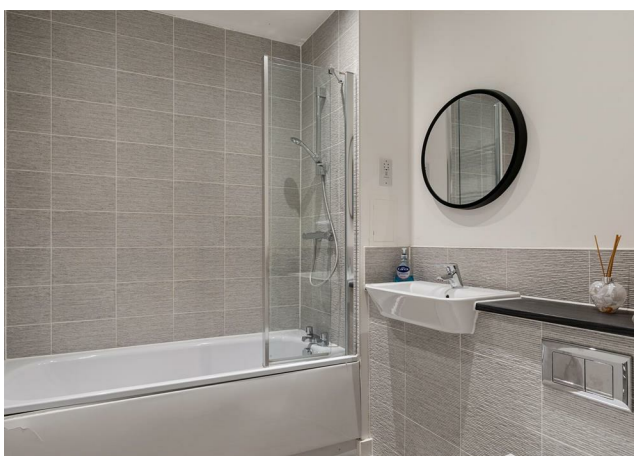
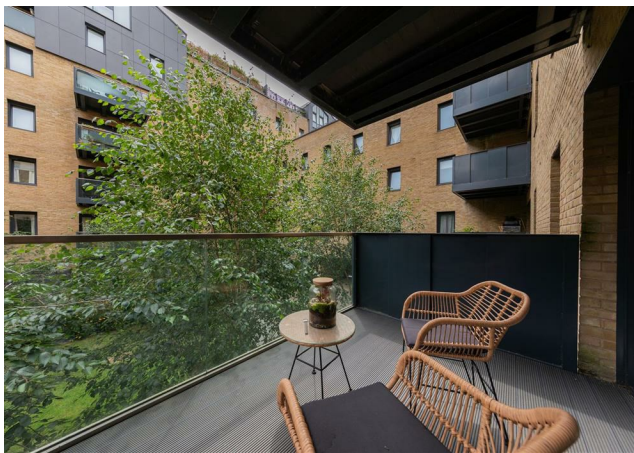
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### IF YOU LIVED HERE...

Step into a wide, welcoming hallway where Amtico engineered wood flooring sets a calm, contemporary tone and leads you effortlessly into the heart of the home. Just inside the entrance, a generous storage cupboard—ideal for laundry or utility use—joins two further cupboards, making it easy to keep the space streamlined and clutter-free.

The open-plan kitchen and reception room stretches an impressive 25 feet and is bathed in natural light thanks to its east-facing orientation. It's a space designed to adapt to your day—bright and energising in the morning, with soft spotlights creating the right mood come evening. The L-shaped kitchen maximises both storage and worktop space, with white cabinetry offset by industrial stone-style finishes and high-spec integrated appliances. There's ample room for a dining table, whether it's a casual breakfast or a full dinner with friends.

Glazed doors open onto your private balcony, which looks out over carefully tended communal gardens. Sheltered and peaceful, it's a lovely extension of your living space.

The bathroom follows the home's calm, contemporary aesthetic, featuring a white suite with a rain-head shower over the bath, an integrated vanity unit, and striking, ridged granite-style wall tiles that add just the right amount of edge. The wood-effect

flooring keeps things warm and tactile, giving the space a spa-like feel.

Both double bedrooms are set at the front of the apartment, each with plush fitted carpet and generous glazing for plenty of natural light. The larger room features a bold emerald green accent wall and a well-finished en suite with walk-in shower, echoing the style and quality of the main bathroom. The second bedroom is equally inviting, with an inky blue feature wall and the same wide window for a bright, relaxed atmosphere.

The shared courtyard gardens are a real asset—zoned into peaceful pockets and sociable areas, with lawns and seating that encourage a sense of community while giving everyone space to unwind. It's a thoughtful design that supports a more connected, liveable way of life.

### WHAT ELSE?

- The local buzz of the renowned 'Beer Mile', offers plenty of dog-friendly microbreweries and pop-up food venues to choose from - Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away.
- Nature lovers and cyclists will appreciate the vast open spaces of Walthamstow Wetlands —Europe's largest urban nature reserve, covering 500 acres.
- Blackhorse Road Station via the Victoria Line takes you to the West End in under 20 mins or Liverpool Street via the Overground in under 15 mins.



### A WORD FROM THE OWNER...

"During our time here, we've loved the location and nearby transport options, the community feel within the development, frequenting the Blackhorse Beer Mile on weekends and the fitness centre options!"

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