

settle.



3 Old Brewery Way

, London, E17 7FE

Offers in excess of £390,000



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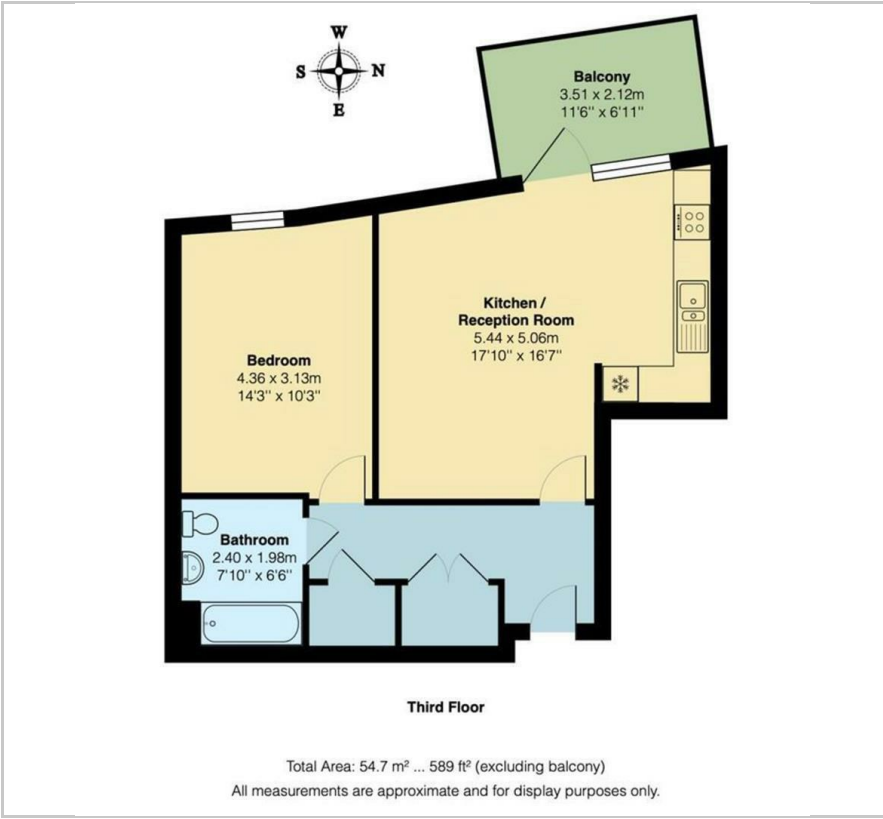


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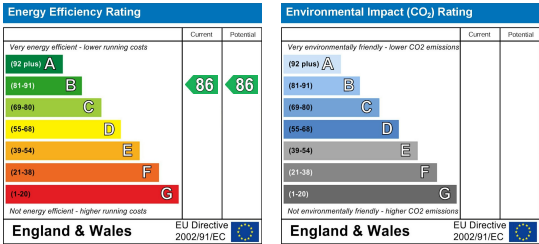
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Stylish One-Bedroom Apartment
- 0.2 Miles From St James Street Station
- Bright Open-Plan Living Area
- Private Balcony For Outdoor Space
- Secure Entry System
- EPC Rating B
- 589 Sq Ft - 54.7 Sq M

Hops House – Stylish One-Bedroom Apartment with Balcony

This beautifully presented third floor apartment combines modern style with practical living.

At the heart of the home is a bright and spacious open-plan kitchen and dining area, finished with sleek cabinetry, ample storage, and contemporary appliances. The apartment further benefits from a sun-drenched balcony, offering a spot to relax and enjoy the outdoors.

The apartment offers a generously sized double bedroom, filled with natural light and providing plenty of room for storage and furnishings. A well-appointed bathroom with a clean, modern finish completes the accommodation. Inside, there is an abundance of storage, including a useful utility closet and a separate space currently arranged as a walk-in wardrobe.

A welcoming hallway separates the living and sleeping areas, adding both privacy and flow to the layout.

Residents also enjoy access to a communal private garden and bike storage, along with the reassurance of a concierge service who manage parcel deliveries and building security available six days a week. The home is perfectly placed for swift connections. St James Street station is just minutes away, while both Blackhorse Road and Walthamstow Central can be reached in around 12 minutes, placing the Victoria Line, Overground, and a wealth of transport options within easy reach.



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