



## Hoffmans Road, Walthamstow, E17 6ZD

### Offers In Excess Of £500,000



\*\* MODERN 2 BED 2 BATH WITH BALCONY OFF BLACKHORSE LANE - 841 SQ. FT \*\*

\* GUIDE PRICE - £515,000 - £525,000 \*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to offer for sale another stunning two bed, two bath apartment, set on the first floor of this sought after development next to Blackhorse Lane in Walthamstow. Having sold the last two in the development in a matter of days, we bring another superb apartment on Hoffmans Road to the market, which is sure to go quickly. The property is ideal for first time buyers or buy to let investors, with it being a great size at almost 850 sq ft, and tastefully decorated throughout, boasting great light and space. Situated in a prime location, just two minutes' walk from the Tube Station on Victoria Line, getting to Kings Cross in 12 minutes and Oxford Street in 17 minutes.

The property is very well laid out, with a larger space than other two beds in the development, and features a stylish open plan reception area with fully fitted kitchen, complete with integrated appliances and lots of units to eye and base level. The living area is bathed in natural light and has large patio doors leading out to a lovely private balcony. There are two double bedrooms (one with en-suite shower room) and a three piece bathroom suite.

The apartment is in excellent condition throughout and together with access to the communal garden, there is also the benefit of secure bike storage with excellent cycle routes nearby. With lots of local amenities and being in a sought after location, the property is sure to attract a lot of interest with a number of enquiries in place from those who missed out on the last apartment OC Homes had in the development. Please call the OC Homes sales team to arrange a must see viewing.

- 2 BED 2 BATH
- PRIVATE BALCONY
- MODERN DEVELOPMENT BY BLACKHORSE LANE
- SUPERB LOCAL AMENITIES
- MUCH SOUGHT AFTER LOCATION
- CLOSE TO TUBE STATION
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE

### Viewing

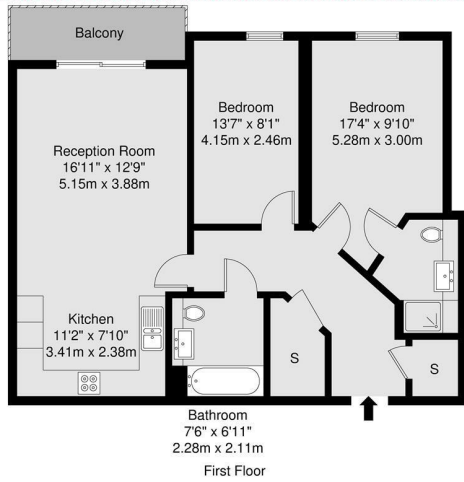
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Hoffmans Road, E17

GROSS INTERNAL AREA  
78.2 sq m / 841 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of any property  
78.2 sq m / 841 sq ft

TOTAL STORAGE SPACE  
Including wardrobes, cupboards, etc.  
3.7 sq m / 39 sq ft

EXTERNAL STRUCTURAL FEATURES  
Double Glazing, Windows, Windows etc.  
4.8 sq m / 51 sq ft

RESTRICTED HEAD HEIGHT  
Bedroom and Shower Room etc.  
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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