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Hoffmans Road, London, E17 6ZG
Offers In Excess Of £525,000

Magnificent, Marvelous & Modern, This exquisite two-bedroom apartment, purposefully constructed, presents an ideal fusion of modern design, considerate features, and a desirable location. Nestled in Hoffmans Road, it provides an array of conveniences, including meticulously landscaped communal gardens where you can relax and indulge in outdoor leisure. The apartment itself boasts a sophisticated and streamlined design, characterised by clean lines and top-tier finishes. The carefully curated interiors establish a welcoming and fashionable atmosphere tailored to the needs of contemporary living. Luxuriate in the elegantly appointed bathrooms, featuring sleek fixtures. The master bedroom's en-suite bathroom adds an additional layer of opulence and convenience. If you seek a modern and chic two-bedroom residence in a highly sought-after locale, this newly constructed property in Hoffmans Road is the ideal option.

Location

Within a 5-minute radius, Blackhorse Road Station (Victoria Line, Suffragette Line) provides excellent transport links, while the area is bustling with food shops like Tesco, Coop, and Nourished Communities, as well as popular cafes such as Blackhorse Workshop, Hermanos, and Narrative. Dining options include Slowburn and The Black Horse, complemented by fitness centers like F45, Move Strong, MoreYoga, and FS8, along with the Yonder climbing center. For socializing, the neighborhood boasts breweries and hangouts like Big Penny Social, Signature Brew, and Exale Taproom. Within 10 minutes, you'll find St James Street Station (Weaver Line), the serene Walthamstow Wetlands, and the lively CRATE St James Street. Extending to a 30-minute reach, key destinations include Kings Cross, Oxford Circus, and Liverpool Street via efficient train lines, as well as green escapes like Hampstead Heath, Lloyd Park, Walthamstow Village, Walthamstow Marshes, and Tottenham Marshes. For longer road-free walks or bike rides, explore River Lee Country Park, Hackney Marshes, Victoria Park, or Queen Elizabeth Olympic Park.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 01/01/2018
Service Charge: £1,750 pa
Ground Rent: £450 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,691

Kitchen/Reception
11'4" x 25'8" (3.47 x 7.84)

Double Glazed windows to the rear aspect, doors leading to the balcony, laminate flooring, single radiator, Range of base and wall units, electric hob, electric oven, extractor fan, sink drainer unit, integrated fridge freezer, integrated dishwasher, power points.

Bedroom One
10'0" x 14'2" (3.05 x 4.34)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

En Suite
5'5" x 7'1" (1.67 x 2.17)

Part tiled walls, heated towel rail, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC.

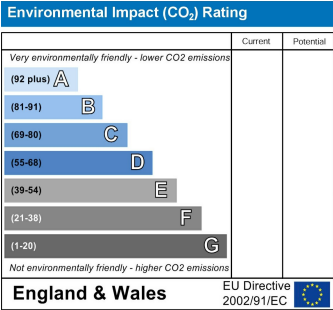
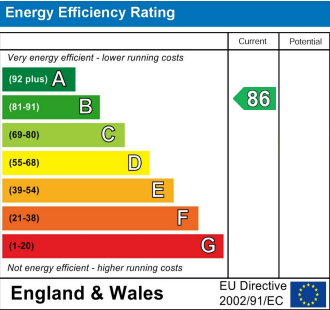
Bedroom Two
9'4" x 14'2" (2.85 x 4.34)

Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bathroom

7'1" x 6'8" (2.18 x 2.05)

Part tiled walls, heated towel, extractor fan, panel enclosed bath with mixer taps, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC



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