



First Floor

Total Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	76
		EU Directive 2002/91/EC	



## HOE STREET, WALTHAMSTOW

£1,950 Per Calendar Month  
2 Bed Flat



### Features:

- Brand New Apartment
- Two Bedrooms
- High Spec Finish
- Available Now
- Neutral Decor Throughout
- Large Reception
- Convenient Transport Links
- Plethora of Amenities Close By

This smart and spacious two-bedroom apartment sits on the first floor of a modern development, perfectly positioned between Walthamstow and Leyton in the heart of Bakers Arms.

The 648 square foot home offers a large open plan living area, stylish bathroom, immaculate decor and an abundance of natural light. For transport, Walthamstow Central is just a 15 minute walk for the Victoria line and Weaver Overground, while Leyton Midland Road is even closer for the Suffragette line.

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#### IF YOU LIVED HERE...

This is an excellent location, with easy access to some of London's most vibrant spots, but first, let's take a look inside...

Your open plan kitchen/lounge/diner forms the heart of the home. The neutral decor enhances the sense of space, while the kitchen area is equally refined, with sleek units and integrated appliances. Thoughtful touches such as brass fittings, recessed lighting and column radiators add character, while south-west-facing windows flood the space with natural light.

Both bedrooms are just as immaculate, with soft carpeting underfoot. The bathroom continues the contemporary feel, featuring stylish tiling and more brass fittings.

Step outside and you'll find yourself perfectly placed to enjoy the best of both

#### Walthamstow and Leyton.

Head south to the Leyton Midland Road arches for a great selection of food and drink, including Burnt, Gravity Well Taproom, Leyton Calling and Chop Shop Tavern.

Closer to home, Bakers Arms offers local favourites such as Bromley's Cafe, Gnarly Vines and the excellent artisan bakery Suba.

Walthamstow Village is around 10 minutes away and packed with even more fantastic options, including Ruff's Bistro, Proud Mary, The Queen's Arms and Peeld.



#### WHAT ELSE?

- Despite the lively setting, you're close to excellent green space; Hollow Ponds, on the edge of Epping Forest, is within walking distance.
- ou've got two great local pubs nearby: The European, a beautifully refurbished spot serving French-inspired dishes alongside classic Sunday roasts, and The William the Fourth, now run by Exale Brewery with Short Road Pizza in residence - winner of the 2025 National Pizza Award.

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**Kitchen / Reception Room**

12'6" x 21'1"

**Bedroom**

11'9" x 10'5"

**Bathroom**

8'4" x 5'10"

**Bedroom**

10'1" x 15'10"

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