

Hall  
Lounge/ Dining Room/ Kitchen  
15'11" x 13'6"  
Bathroom  
6'1" x 4'11"  
Bedroom  
9'11" x 9'7"

Total Area: 33.5 m<sup>2</sup> ... 361 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	75	79
	EU Directive 2002/91/EC	



## HOE STREET, WALTHAMSTOW Offers In Excess Of £250,000 Leasehold 1 Bed Apartment - Conversion



### Features:

- One bedroom flat
- Second floor
- Open plan kitchen/living area
- Walthamstow Central location
- Chain free
- Ideal investment opportunity
- Long lease
- Four units available

If you love being right in the heart of the action, you couldn't ask for a better spot than this stylish one-bedroom apartment just off Hoe Street, smack bang in the centre of beloved Walthamstow. Newly refurbished and immaculately presented, this 361 sq ft home sits on the second floor of a handsome period conversion, surrounded by everything that makes this such a sought-after neighbourhood. From here, you're moments from Walthamstow Central station, with quick links across London, and within easy reach of Lloyd Park, The Village, and Walthamstow Mall. Head a few minutes up the road and you'll find the newly opened Soho Theatre and an independent cinema - perfect for evenings out.

Offered chain-free with a long lease, this apartment is one of just four in the building, making it an ideal investment, first home, or perfectly placed city bolthole in one of East London's most vibrant postcodes.

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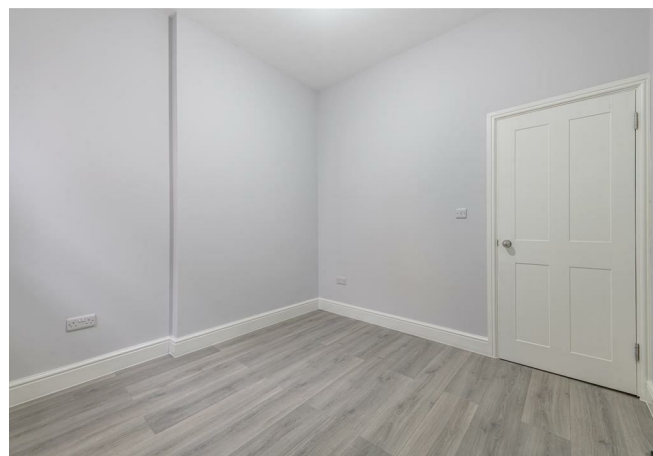
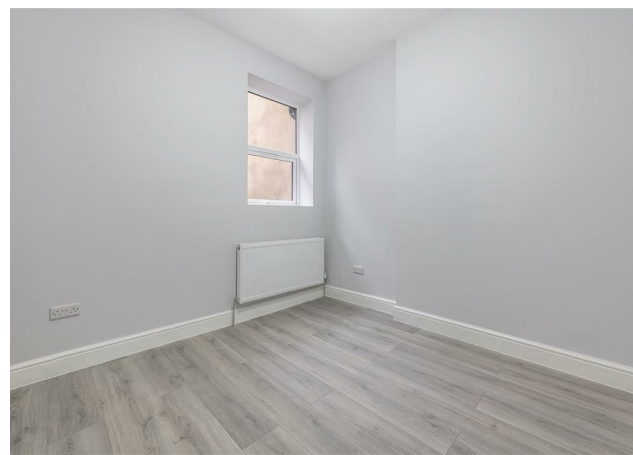
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**IF YOU LIVED HERE....**

Stretch out in your generous 220-square-foot open-plan kitchen/reception room, a bright, sociable space made for both relaxing and entertaining. Twin sash windows fill the room with natural light, while pale grey engineered hardwood floors and freshly painted white walls enhance the sense of calm and openness. It's a space that feels instantly welcoming, clean, modern, and quietly elegant.

Your kitchen runs neatly along the back wall, with sleek battleship-grey cabinetry offering a refined contrast. There's room for every modern convenience, from the brand-new integrated appliances to the stainless steel oven and matching extractor hood. With ample prep space and views over the lively street below, it's a joy to cook in and just as pleasant to linger with a morning coffee, watching the world go by.

The bedroom is a well-proportioned double of around 100 square feet, bathed in soft light from a classic sash window.

The bathroom continues the thoughtful design, fully tiled from floor to ceiling in smoky grey, with a crisp white suite and a bath-shower combination for when you want to soak or dash.

Step outside and you'll find Walthamstow Central station quite literally moments from

your door. From here, you can be at Liverpool Street in twenty minutes or Kings Cross in just fifteen via the Victoria line. And because you're at the top of the line, you'll almost always find a seat - a small but welcome luxury for your daily commute.

This apartment offers a rare mix of comfort, convenience and character right in the heart of one of East London's most vibrant neighbourhoods.

**WHAT ELSE?**

Hoe Street is home to a wide range of culinary delights, from the cluster of restaurants surrounding the Forest Cinema to the delights of SoDo Pizza just a few minutes further up.

Forest Cinema is a modern independent venue screening everything from international festival gems to popular favourites. A true community hub, you'll find director Q&As, themed nights and educational events that bring the community together.

A lover of cutting-edge comedy and quirky fringe shows, just head to the newly refurbished Soho Theatre.

A third of a mile on foot, the peaceful streets of Walthamstow Village play host to a diverse range of some of the finest independent wining and dining establishments around.



**A WORD FROM THE EXPERT.....**

I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

**WILLIAM JACKSON**  
E17 ASSISANT BRANCH MANAGER

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