



Kitchen/Lounge/Diner
11'7" x 24'0"

Bedroom
10'9" x 18'2"

Bathroom
6'8" x 7'2"

Storage

Utility

Balcony
10'2" x 7'2"

Total Area (Excluding Balcony): 53.1 m² ... 572 ft²

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		86	86
(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		EU Directive 2002/91/EC	



HOFFMANS ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Apartment
- Private Balcony
- Open Plan Kitchen Diner
- Moments From Walthamstow Wetlands
- Close To Blackhorse Road Station
- Secure Bike Storage
- Communal Courtyard

A bright and well-proportioned one bedroom apartment with a private balcony, set within a contemporary development just moments from Walthamstow Wetlands. With Blackhorse Road Station close by and a welcoming community on your doorstep, this is modern East London living with a thoughtful balance of calm and connection.

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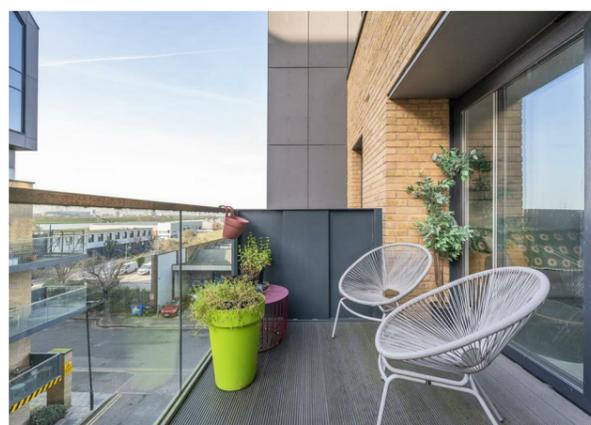
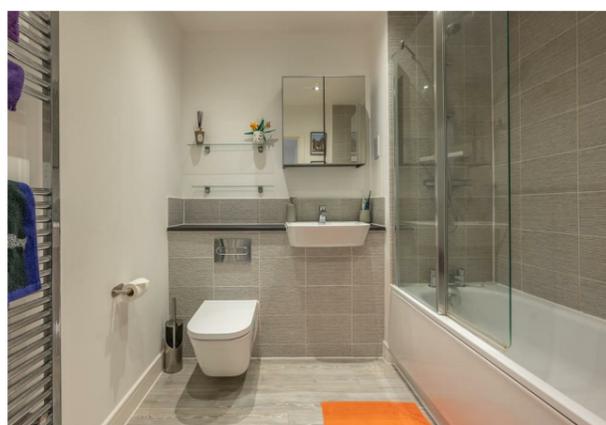
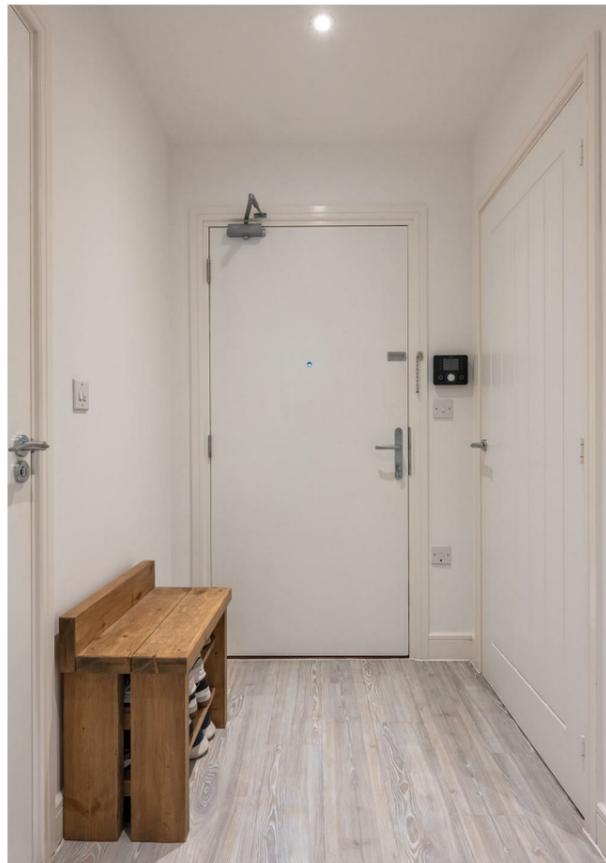
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IF YOU LIVED HERE...

You'd step into a generous hallway with built-in storage and a separate utility cupboard, keeping everyday life neatly organised from the outset. Ahead, the open plan kitchen, lounge and diner stretches over 24 feet in length, unfolding into a beautifully bright living space with a natural flow between cooking, dining and relaxing. Pale flooring and a neutral palette enhance the sense of openness, while sleek cabinetry and integrated appliances keep the kitchen area streamlined and practical. There's ample room for a proper dining table as well as a comfortable seating area, making it just as suited to quiet evenings as it is to hosting friends.

Full-height doors draw in plenty of daylight and open directly onto your private balcony, a lovely extension of the living space. With no balcony above and open views towards the Wetlands, it's an inviting spot for morning coffee or dinner as the sun sets. The bedroom is a calm and spacious retreat at over 18 feet long, with soft light and plenty of room for wardrobes and additional

furnishings. The bathroom is smartly finished in contemporary tiling, and everything throughout the apartment feels well cared for and ready to move into.

WHAT ELSE?

Outside, residents enjoy a communal courtyard garden along with secure bike storage, ideal for making the most of the surrounding cycle routes and green spaces such as Walthamstow Wetlands.

Blackhorse Road Station is within easy reach for the Victoria line and Overground, giving swift connections into the City and West End.

The Blackhorse Lane area has become a much-loved local hub, with Perky Blenders - Blackhorse Workshop for your morning coffee, and relaxed evenings at The Tavern on the Hill or Signature Brew - Blackhorse Road all within easy reach.



A WORD FROM THE OWNER...

"With excellent transport links just a few minutes away, this flat offers the best of city and nature. We are treated to unobstructed views of the stunning Walthamstow Wetlands, with no balcony above - the perfect spot for dinner parties or drinks with friends in summer especially to watch the sunset! The area is very trendy and full of community spirit - filled with breweries, high-end gyms and coffee shops! Blackhorse Road is a wonderful place for families too. There are lovely parks and outdoor green spaces such as the London Wildlife Trust, canals, and Lloyd Park which houses the famous William Morris gallery and Saturday food market.

The neighbours (or now friends) are great. From organising Halloween trick or treat events for the children to always having that one pantry item you're missing last minute - it will be very sad to say goodbye. We've spent six wonderful happy years here. We absolutely love our home and are only moving for more space to start a family."

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