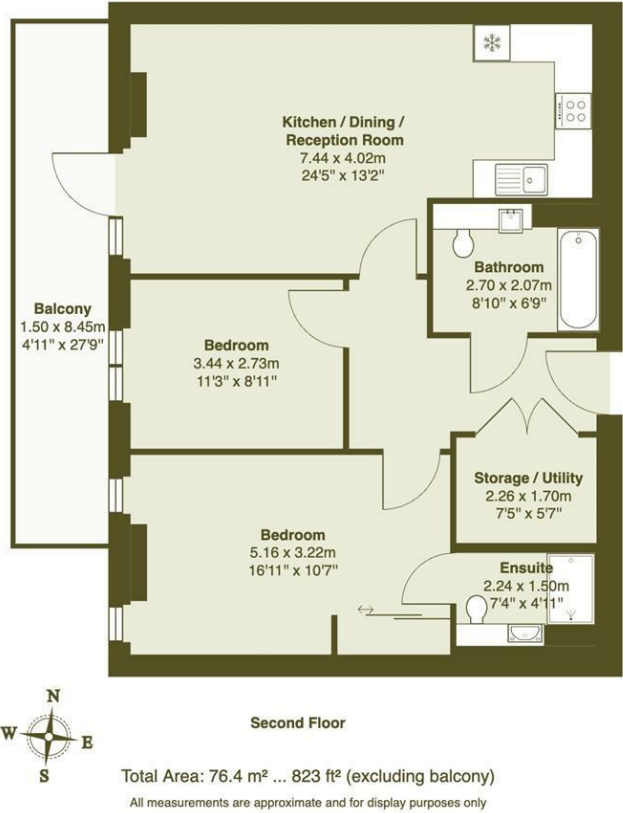




- Kitchen/Dining/Reception Room
24'4" x 13'2"
- Bedroom
11'3" x 8'11"
- Bedroom
16'11" x 10'6"
- Ensuite
7'4" x 4'11"
- Storage/Utility
7'4" x 5'6"
- Bathroom
8'10" x 6'9"
- Balcony
4'11" x 27'8"



HOE STREET, WALTHAMSTOW

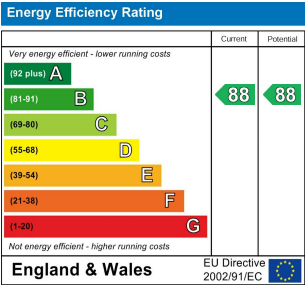
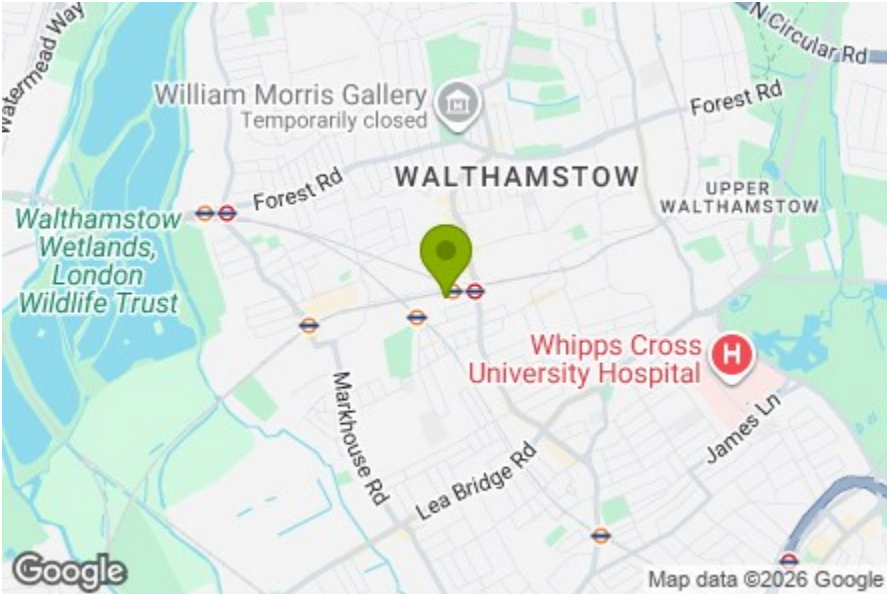
Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

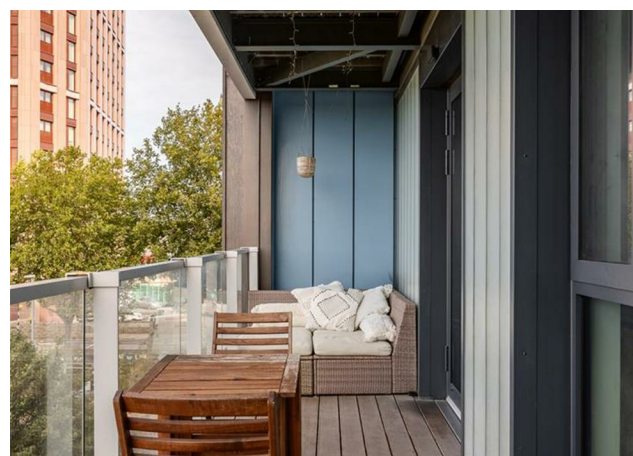
- Two Bedroom Apartment
- Approx. 823 Square Feet
- 2 Bathrooms
- New build Development
- On the Doorstep of Walthamstow Queens Road Station
- Second Floor

A bright two-bedroom apartment in a contemporary development on Hoe Street, with Walthamstow Queen’s Road station right on the doorstep and the shops, restaurants and culture of central Walthamstow close by. Set on the second floor, there’s plenty of space inside, along with a generous balcony for time outdoors.



REQUEST A VIEWING

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IF YOU LIVED HERE...

The main living space brings the kitchen, dining and reception areas together in one bright, open room. Pale cabinetry and white worktops keep the kitchen clean and contemporary, while warm-toned flooring continues into the dining and seating areas. Glazed doors open directly onto the long balcony, creating an easy extension of the living space when the weather suits.

Both bedrooms sit off the hallway, with the larger principal bedroom benefiting from mirrored wardrobes and its own ensuite shower room. The second bedroom is positioned alongside, while the main bathroom has a bath with shower above and a simple neutral finish. There's also a particularly useful separate storage/utility room off the hallway. Altogether, the apartment extends to approximately 823 square feet, with two bathrooms and a layout that makes good use of the space.

WHAT ELSE?

- Walthamstow Queen's Road station is right on your doorstep, while Walthamstow Central adds Victoria line and Overground connections. Hoe Street itself puts plenty of everyday shops, cafés and restaurants within easy reach.
- Head further along Hoe Street for Soho Theatre Walthamstow, or towards the Village for Orford Road and local favourites including The Queen's Arms and The Nag's Head.
- For green space, Lloyd Park is nearby, home to the William Morris Gallery, landscaped gardens and plenty of open lawns, while Walthamstow's market and 17&Central are also within easy reach.



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 ASSISTANT BRANCH MANAGER

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