

Kitchen / Reception Room
19'10" x 13'1"

Bathroom
7'1" x 6'9"

Bedroom
13'0" x 11'3"

Terrace
20'11" x 9'10"

Terrace (Shared)
45'11" x 18'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 £380,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Modern Build Apartment
- Immaculately Presented
- Private Terrace
- Shared Onward Terrace
- Next to Blackhorse Road Station

This beautifully presented one-bedroom apartment sits within a modern development just moments from Blackhorse Road station. Offering contemporary design and carefully considered finishes throughout, the home also enjoys its own private terrace that flows onto a shared outdoor space—ideal for both quiet mornings and laid-back evenings in the fresh air. With generous proportions, refined interiors and direct access to landscaped communal areas, this is an appealing opportunity for anyone looking to enjoy modern living in a well-connected London neighbourhood.

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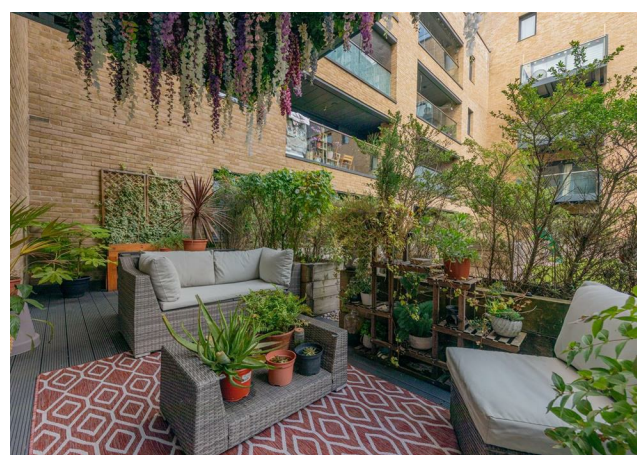
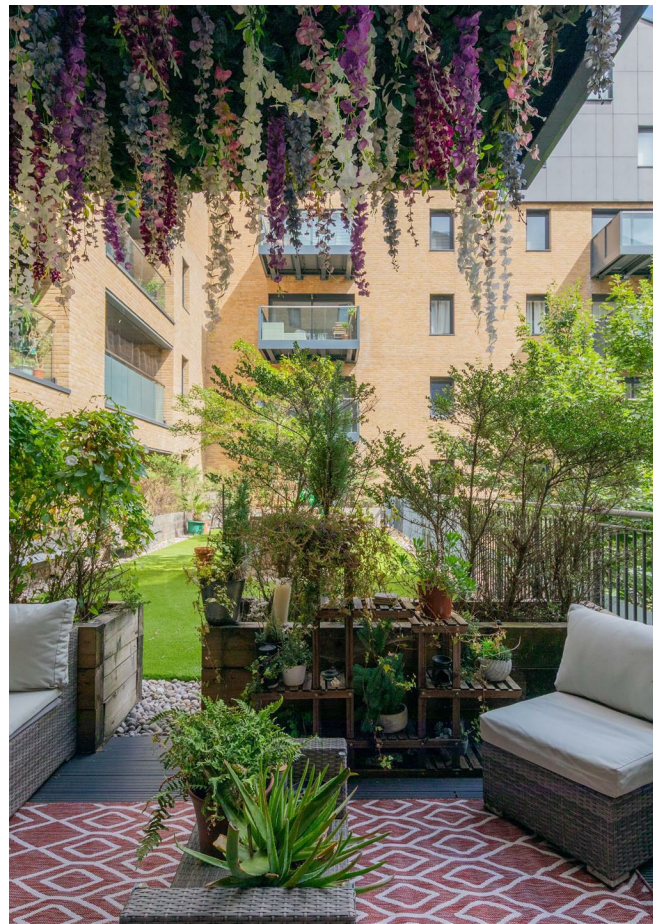
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Set within a striking modern development, this thoughtfully crafted first-floor apartment enjoys the best of both indoor comfort and outdoor tranquillity. The building's smart brick façade is paired with contemporary architectural detail, creating an eye-catching yet welcoming presence. Residents have access to thoughtfully landscaped communal areas, including a leafy courtyard with timber-edged seating and well-maintained planting.

Inside, a bright hallway with pale wood-effect flooring leads to each of the main rooms, with two handy built-in storage cupboards—one accommodating utilities. At the heart of the home, the kitchen/reception room is both stylish and wonderfully functional. Soft-toned cabinetry, glossy metro tiling and open shelving set a refined tone, while the exposed brickwork and warm flooring bring depth and texture. A wall of glazing draws your gaze out to the terrace, flooding the space with natural light and blurring the boundary between indoors and out.

The private terrace is neatly decked and surrounded by mature planting, creating a tranquil outdoor escape with a lovely sense of seclusion. It's a vibrant extension of the living space, ideal for relaxing or entertaining, and opens directly onto a shared terrace, offering a perfect balance of privacy and communal connection.

The bedroom is peaceful and light-filled, with garden views and a soft

green-and-white colour scheme that enhances its calm character. There's plenty of space for a desk or dressing area, and the layout lends itself well to integrated storage. The bathroom continues the sense of understated style, with warm pink walls, textured tiling and a bath with overhead shower.

The surrounding area blends creativity, open space and a growing food and cultural scene. Just a few minutes from your door, Café RODI is a local favourite for coffee and brunch, while The Italian Bakery offers excellent pastries and fresh focaccia a short stroll away. For something livelier, CRATE St James Street brings together an ever-evolving mix of independent traders, and Big Penny Social—part of the Walthamstow Beer Mile—is a vibrant spot for drinks, events and street food. Fitness and wellbeing are well catered for, with More Yoga Studio, a CrossFit gym, F45, a Reformer Pilates studio and Yonder—an inspired mix of rock climbing gym and creative workspace—all within a five-minute walk. Nature lovers will appreciate being just a ten-minute walk from the open skies and peaceful trails of Walthamstow Wetlands, while Lloyd Park offers expansive lawns and gardens. A touch further on, the newly opened Soho Theatre brings a welcome cultural edge to the neighbourhood.

WHAT ELSE?

For swift and easy travel, Blackhorse Road station is no more than five minutes from your front door, offering both Victoria Line and Overground connections into central London and beyond. St James Street station is also within walking distance, providing additional Overground services.



A WORD FROM THE OWNERS...

"Blackhorse Road has continued to be regenerated since we moved here 6 years ago. It's a very trendy area filled with breweries, bars, restaurants, high-end gyms, yoga studios, coffee shops and a soon-to-be completed basement music and cultural venue. It is a great area for families as there are lots of child-friendly activities and community events. There are lots of lovely parks and outdoor green spaces like Lloyd Park which has the William Morris gallery, and the gorgeous Walthamstow Wetlands. We absolutely love the area and wouldn't be moving if we didn't have to!"

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