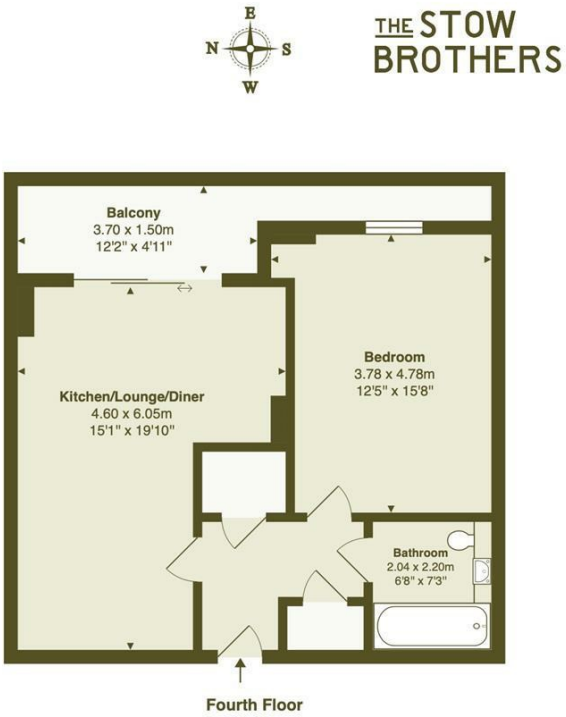




Bathroom
6'8" x 7'2"

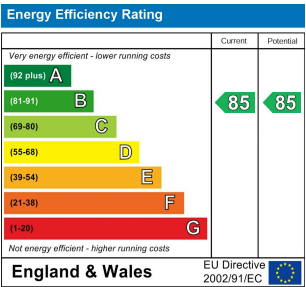
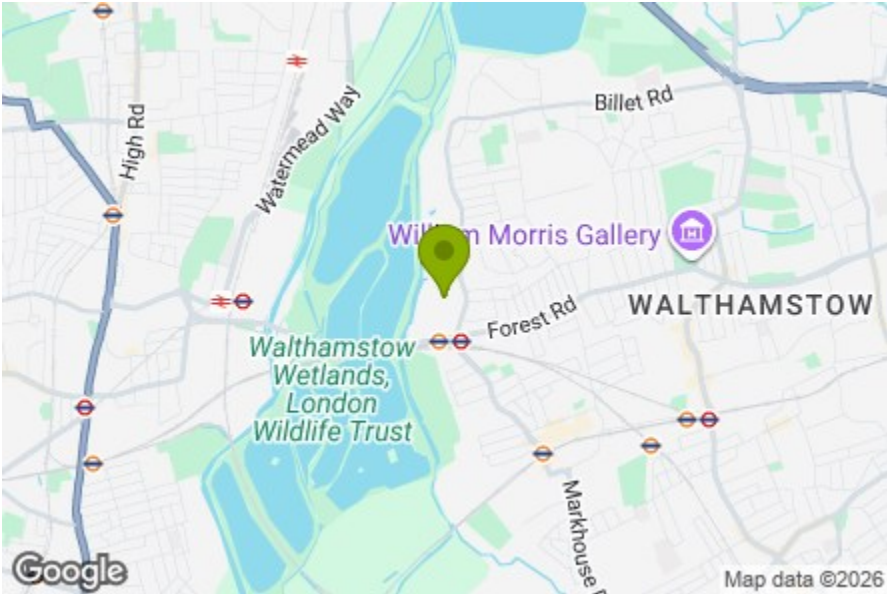
Bedroom
12'4" x 15'8"

Kitchen/Lounge/Diner
15'1" x 19'10"

Balcony
12'1" x 4'11"

Total Area (Excluding Balcony): 53.6 m² ... 576 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.



HOFFMANS ROAD, WALTHAMSTOW

Offers In Excess Of £335,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Fourth Floor
- Chain Free
- Private Balcony
- Short Walk From Blackhorse Road Station

Set on the fourth floor of a contemporary development in the heart of Blackhorse Road, this bright and thoughtfully arranged one bedroom apartment offers modern living with a private balcony. Offered chain free, it's just a short walk from Blackhorse Road station, with independent cafés, creative spaces and the beautiful Walthamstow Wetlands all close by.

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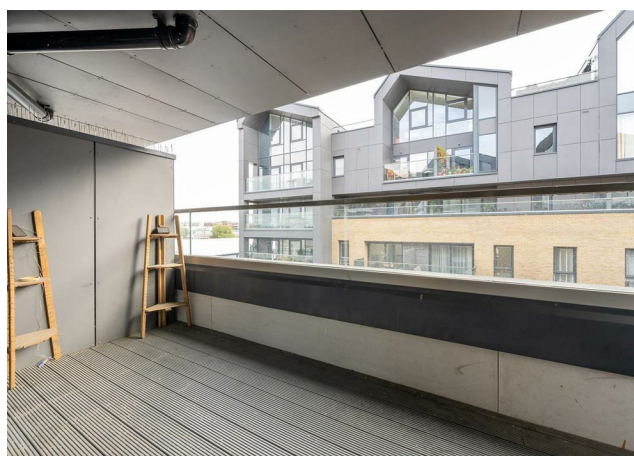
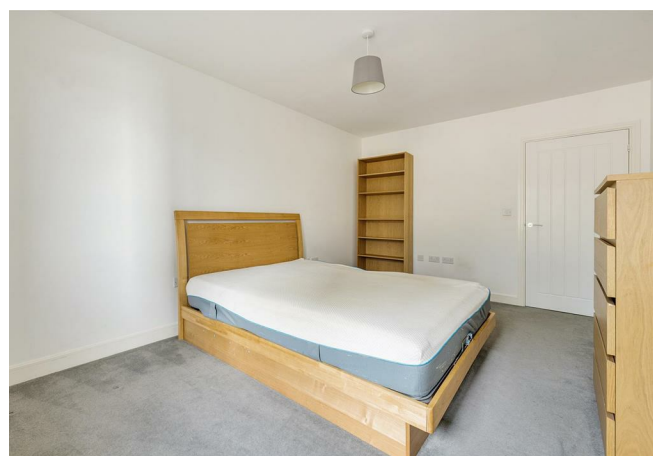
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IF YOU LIVED HERE..

Step inside and you'll find a fresh, contemporary interior with soft neutral tones and a lovely sense of space. The open-plan kitchen and living area is the heart of the home, with wood-effect flooring, crisp white walls and plenty of natural light. The kitchen is finished with sleek grey cabinetry, contrasting dark worktops and integrated appliances, while the adjoining living space has plenty of room for relaxing and dining. Large glazed doors open onto your private balcony, a wonderful spot for a morning coffee or unwinding at the end of the day.

The bedroom is generously proportioned, with soft carpeting, neutral décor and a large window bringing in natural light. There's room for a double bed and additional furniture, while the calm colour palette makes it easy to settle in. The bathroom continues the contemporary feel, with grey tiling, a bath with shower overhead, a heated towel rail and clean white fittings. A separate hallway connects the rooms, completing a practical layout that works beautifully for everyday living.

WHAT ELSE?

- Blackhorse Road station is a short walk away, offering Victoria line and Overground connections for easy journeys across London.
- The Blackhorse Beer Mile is close by, home to local favourites including Signature Brew, Big Penny and Hackney Brewery. You'll also find a growing collection of independent cafés, creative studios and places to eat around Blackhorse Lane.
- Walthamstow Wetlands and the nearby marshes offer acres of open green space, waterside walks and peaceful cycling routes, while Walthamstow's lively town centre and famous street market are within easy reach.



A WORD FROM THE OWNER...

"A relatively new one bedroom flat, just minutes away from Blackhorse Road station. This flat is also just minutes away from the breweries and other attractions in Walthamstow. Access to Walthamstow Wetlands and the River Lea (walk to Stratford in 60 mins). Perfect as a solo or couple starter home."

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