



Old Brewery Way, Walthamstow, London

Situated on the fifth floor of the sought-after Hops House development in Walthamstow, this beautifully presented two-bedroom apartment offers excellent living space with its own private terrace.

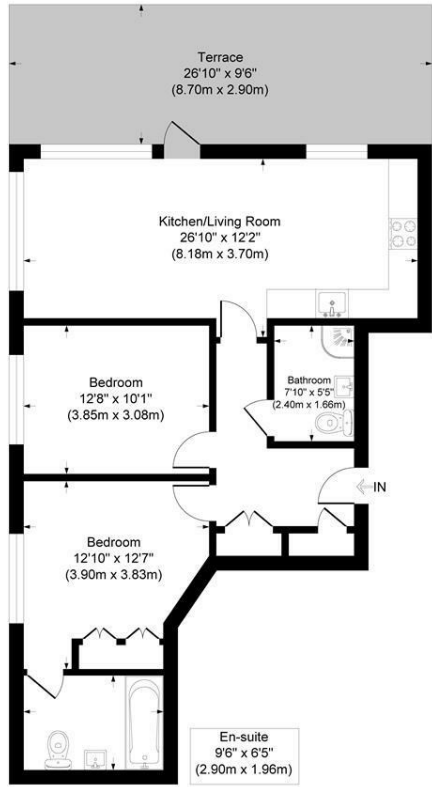
The heart of the home is a large, bright open-plan living, dining and kitchen area, creating an ideal space for both relaxing and entertaining. The modern kitchen is fitted with sleek white cabinetry and integrated appliances, while the living area opens directly onto a superb private roof terrace, offering ample space for al fresco dining and outdoor entertaining.

The apartment features two spacious double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en suite bathroom complete with a shower over the bath and attractive white metro tiling. The contemporary main bathroom is finished with elegant grey metro tiles and a walk-in shower.

Further benefits include two generous storage cupboards located off the hallway, providing excellent practical storage.

- Stylish Two-Bedroom Apartment
- 0.1 Miles From St James Street Station
- Bright Open-Plan Living Area
- Private Terrace For Outdoor Space
- Secure Entry System
- EPC Rating B
- Council Tax - C
- 801 Sq Ft - 74.4 Sq M

£550,000



Fifth Floor



Hops House 7 Old Brewery Way

Approximate Gross Internal Area
Total = 74.4 sq m / 801 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		84	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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