

Kitchen/Reception Room  
24'8" x 11'10"

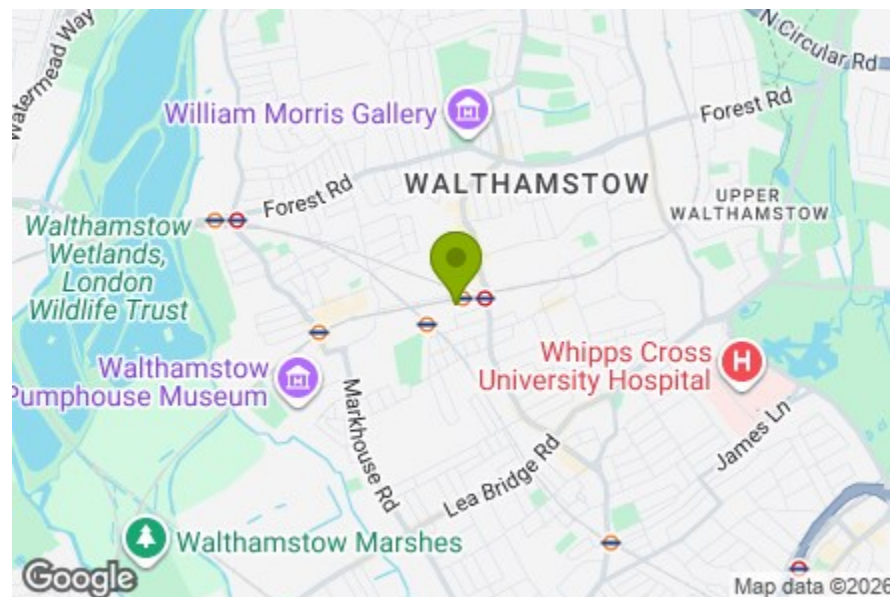
Bedroom  
15'1" x 11'1"

Bathroom  
6'10" x 6'10"

Balcony  
23'5" x 4'10"

8th Floor

Total Area: 52.5 m<sup>2</sup> ... 565 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	



## HOE STREET, WALTHAMSTOW

Offers In Excess Of £390,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Flat
- 9th Floor
- Private Balcony
- Open Plan Kitchen Living Area
- Moments from Walthamstow Central

Set on the ninth floor of a modern development moments from Walthamstow Central, this one bedroom apartment pairs generous open plan living with a private balcony and far reaching views across the neighbourhood. You are right at the heart of E17 here, with the shops, cafés and restaurants of Hoe Street close by and the independent spots of Walthamstow Village just a short stroll away.

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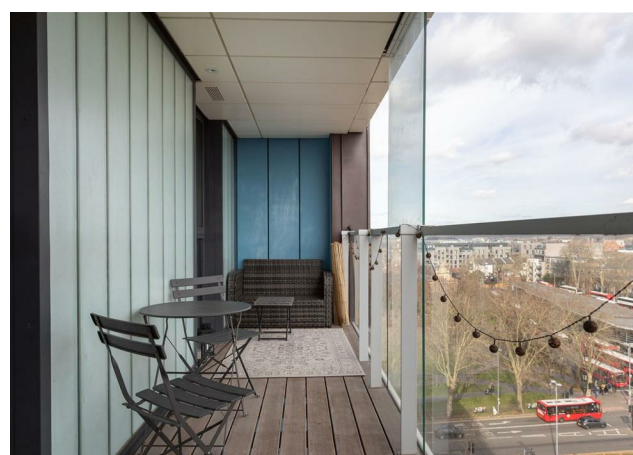
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#### IF YOU LIVED HERE...

Your home begins with a central hallway, where a large built in cupboard provides useful storage before leading through to the main living space. The open plan kitchen and reception room stretches an impressive twenty four feet in length, creating a bright and sociable setting for day to day living. There is plenty of room for both relaxing and dining, while the kitchen sits neatly to one side, keeping everything practical and well arranged. Doors open directly onto your private balcony, which runs the full width of the apartment and offers a long outdoor space for morning coffee or an evening breath of fresh air above the bustle below.

Your bedroom sits just off the hallway and measures over fifteen feet in length, making it a generously sized double complete with a large fitted wardrobe. The bathroom is positioned conveniently nearby and includes a bath, basin and WC. With the living space and bedroom both connecting to the balcony, natural light and fresh air are easy to enjoy throughout the day.

#### WHAT ELSE?

For cyclists, there is secure cycle storage available within the building, offering a safe and convenient place to keep your bike.

Walthamstow Central Station is just a short walk away for fast Victoria line and Overground connections across London.

Walthamstow Village is nearby, home to independent favourites such as Eat 17, The Queens Arms and a collection of small cafés and shops.

Lloyd Park and the William Morris Gallery are both within easy walking distance, offering green space, tennis courts and regular local events.



#### A WORD FROM THE OWNER...

"I've loved living here for the past few years. The flat has an excellent layout with large windows letting in lots of light and it has loads of storage. The enormous balcony is terrific in spring and summer for bright breakfasts and evening tipples. The insulation is fantastic too. I literally get through winter without ever putting the heating on (and saving lots of money!)"

The transport links are brilliant; literally a one-minute walk to Walthamstow Central station and then 15 minutes into central London on either the Victoria or Mildmay lines. It's also a 5-minute walk to Queens Road station and the Suffragette line, and the bus station.

Walthamstow has a great energy. You're a 10-minute walk from charming Walthamstow Village and its excellent pubs, cafes and restaurants. You're a short walk from Lloyd Park and the Wetlands, both great for a stroll, and a quick Overground trip to Epping Forest. Lloyd Park also does an excellent artisan market on Saturdays.

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