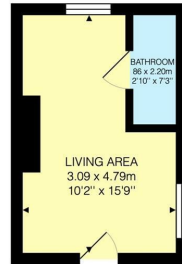


Living Area
10'1" x 15'8"

Bathroom
2'9" x 7'2"



Total Area: 14.8 m² ... 159 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	74
(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 £150,000 Leasehold Apartment - Studio



Features:

- Cash Buyers Only
- Studio Flat
- First Floor
- Walthamstow Central Location
- Chain Free

****CASH BUYERS ONLY**** If you thrive on being close to everything, this central Walthamstow location is hard to beat. Tucked just off Hoe Street, this smartly refurbished studio places you right in the middle of the neighbourhood's energy and convenience. Set on the first floor of an attractive period conversion, the apartment makes the most of its 160 sq ft with a clean, modern finish. Step outside and you're seconds from Walthamstow Central station, giving you fast, direct routes across London. Lloyd Park, Walthamstow Village, and the Mall are all an easy stroll away, offering green spaces, cafés, pubs, independents, and everyday essentials. Evenings out are sorted too - the newly opened Soho Theatre and a much-loved independent cinema sit just up the road. With a long lease in place and offered chain-free, this home is one of only four apartments in the building. It's a standout option whether you're

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E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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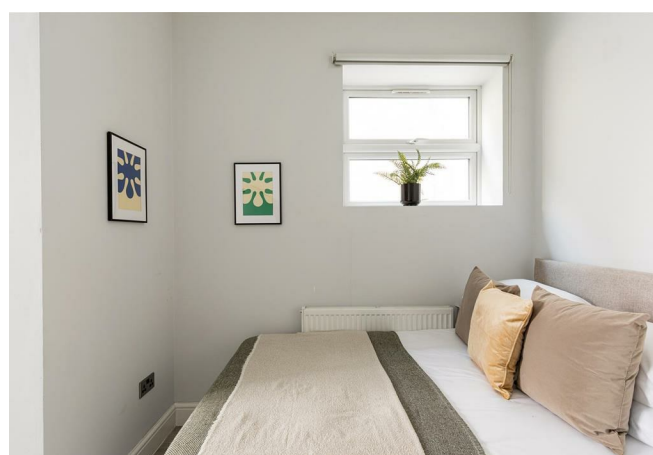
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IF YOU LIVED HERE...

Living here gives you options in every direction. Step outside and you're immediately part of the neighbourhood's buzz, with a brilliant new local just moments from your front door and a whole mix of bakeries, cafés, restaurants, and grab-and-go favourites all within easy reach.

Walthamstow Village is just over a quarter of a mile away - close enough to wander over on a whim. Its leafy streets are packed with places to eat and drink, from handmade pizza and vegan comfort food to craft beer, natural wine, and excellent pubs. Whatever you're in the mood for, you're almost guaranteed to stumble across a new go-to spot.

A little further on, Lloyd Park opens up with wide lawns, landscaped gardens, tennis courts, cafés, and more classes and community clubs to keep you busy. And when you fancy a dose of culture, the William Morris Gallery is right there too.

Back home, your studio is finished with smoky grey engineered hardwood flooring and soft, tonal walls. The kitchen area makes great use of the space

with glossy gunmetal cabinetry and quartz-effect worktops, while the bathroom next door is fully tiled and fitted with sleek, contemporary fixtures.

Walthamstow Central station is, quite literally, on your doorstep. You can be at Liverpool Street in around twenty minutes or at King's Cross in fifteen via the Victoria Line - and being at the start of the line usually means you'll find a seat, which feels like a small victory on busy weekday mornings.

Altogether, this apartment offers a rare blend of comfort, convenience, and character right at the heart of one of East London's most energetic neighbourhoods.

WHAT ELSE?

Forest Cinema is a modern independent venue screening everything from international festival gems to popular favourites. A true community hub, you'll find director Q&As, themed nights and educational events that bring the community together.

A lover of cutting-edge comedy and quirky fringe shows, just head to the newly refurbished Soho Theatre.



A 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 ASSISANT BRANCH MANAGER

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