



Reception Room / Kitchen
17'7" x 12'2"

Bedroom
19'0" x 9'1"

Bathroom
7'2" x 6'9"

Storage
6'9" x 4'9"

Balcony
10'8" x 6'3"

First Floor

Total Area: 51.4 m² ... 553 ft² (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 | | 84 | 84 |
| (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 £375,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Private Balcony
- Close To Blackhorse Road Station
- Chain Free
- Secure Bike Storage
- Communal Courtyard

Located right in the heart of Blackhorse Lane's ever-evolving neighbourhood, with its well-loved mix of independent cafés, breweries and creative spaces. With Blackhorse Road Station close by and Walthamstow Wetlands just a short stroll away, this chain-free one bedroom apartment offers a well-connected base with a private balcony, secure bike storage and access to a communal courtyard.

REQUEST A VIEWING
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IF YOU LIVED HERE...

It's an area that's now known across London as a lively cultural pocket, and you're perfectly placed to enjoy it all.

Your reception room stretches out to over seventeen feet, with a neatly arranged kitchen running along one wall to keep things open and sociable. There's plenty of space here to relax and dine, while the adjoining balcony offers a natural extension for morning coffee or a bit of fresh air.

Next door, the bedroom is a generous space with a slightly angled layout that adds character while still allowing for a calm, uncluttered feel. The bathroom sits just off the hallway, complete with bath, basin and WC, and there's also a separate storage room, which is always a welcome addition.

The layout feels practical and easy to live in, with a clear divide between living and sleeping space, and thoughtful extras like secure bike storage and a shared courtyard adding to the appeal.

Beyond your front door, the area offers a great balance. Walthamstow Wetlands is just a short walk away for wide open green space, while Blackhorse Lane's independent spots bring a more urban energy.

WHAT ELSE?

One bedroom apartment with private balcony, secure bike storage and access to a communal courtyard. Blackhorse Road Station is close by for Victoria line and Overground connections into central London. Within easy reach of Walthamstow Wetlands and the Blackhorse Lane area, known for its independent cafés, breweries and creative spaces, and offered chain free.



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 ASSISTANT BRANCH MANAGER

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