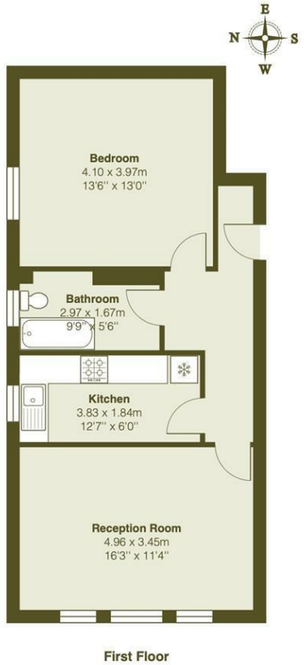


First Floor

Total Area: 53.8 m² ... 580 ft²

All measurements are approximate and for display purposes only

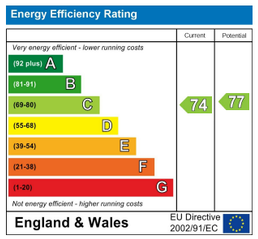
Reception Room
16'3" x 11'3"

Kitchen
12'6" x 6'0"

Bathroom
9'8" x 5'5"

Bedroom
13'5" x 13'0"





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HOE STREET, WALTHAMSTOW

Asking Price £275,000 Leasehold

1 Bed Flat

Features:

- Large One Bedroom Apartment
- First Floor
- Huge Windows
- Seperate Kitchen and Reception
- Chain Free
- Great Transport Links

A bright and generously proportioned one bedroom apartment on the first floor of a well-connected Hoe Street address. With large windows bringing plenty of daylight into the living spaces, you're also brilliantly placed for Walthamstow's transport links, shops, cafés and neighbourhood favourites.

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IF YOU LIVED HERE...

The separate reception room is a particularly lovely space, with a trio of huge windows stretching across one wall and filling the room with natural light. There's plenty of room here to create distinct areas for relaxing and dining, while the simple white walls and warm wood-effect flooring keep things light and easy. The kitchen sits separately, fitted with wood cabinetry, dark worktops and glossy metro tiling, with its own window providing further natural light.

The double bedroom is similarly well proportioned, again with wood-effect flooring and a clean, neutral finish. Elsewhere, the bathroom is tiled in soft, natural tones and includes a bath with shower above, while useful storage is tucked off the hallway. Being chain free adds another welcome practical note, particularly for first-time buyers looking to settle into a well-connected corner of Walthamstow.

WHAT ELSE?

You're well placed for Walthamstow Central, with Victoria line and London Overground services providing excellent connections across the capital. Wood Street station is also within easy reach. Hoe Street puts a great collection of local favourites close by, from Soho Theatre Walthamstow to cafés, restaurants and pubs around Walthamstow Village and Orford Road.
For green space, Lloyd Park is nearby, home to the William Morris Gallery, gardens and plenty of open lawns, while the wider E17 neighbourhood offers everything from independent shops to local markets.



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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