



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		87	87
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

502 HOE STREET, LONDON £1,750 Per Calendar Month 1 Bed Flat



Features:

- Brand New Apartment
- One Bedroom
- High Spec Finish
- Available Now
- Neutral Decor Throughout
- Large Reception
- Convenient Transport Links
- Plethora of Amenities Close By

This bright and modern loft-style one-bedroom apartment sits on the third floor of a contemporary development right in the heart of the Bakers Arms. If you've not heard of this neighbourhood, it's right between Walthamstow and Leyton, meaning double the perks.

Highlights include a bright open plan living area, a stylish bathroom, immaculate decor and spacious sun trap terrace.

Walthamstow Central is just a 15 minute walk for the Victoria line and Weaver Overground, while Leyton Midland Road is even closer for the Suffragette line.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Head up to the third floor to discover your brand new home, where the lofty position ensures an abundance of natural light and impressive energy efficiency. The finish is immaculate and tastefully styled.

The open plan living/kitchen area is instantly inviting, with neutral tones, pristine flooring and a bright, airy feel. The kitchen itself is beautifully finished, featuring high-spec fittings, quality worktops and fully integrated appliances.

The bedroom is finished to the same high standard, while the bathroom continues the sleek, modern aesthetic with brass fittings, stylish tiling and practical built-in storage.

The sunny terrace will be a true extension of your living space during warmer months, smartly decked for low maintenance convenience.

Step outside and you'll find yourself in a thriving neighbourhood, with plenty to

explore...

Bakers Arms itself has strong community feel, with perks such as Bromley's Cafe, Soul Bowl and Gnarly Vines, plus a Tesco Superstore and other everyday essentials.

A short stroll south brings you to the Leyton Midland Road arches, home to a foodie scene including Burnt, Gravity Well Taproom, Leyton Calling and Chop Shop Tavern.

Walthamstow Village is around 10 minutes north-east, offering a charming feel and an excellent choice of spots such as Ruff's Bistro, Proud Mary, The Queen's Arms and Peeld.

You're also well placed for exploring further afield, with both Clapton and Stratford within easy reach, ideal for everything from canal-side walks to Westfield shopping and major transport connections.



WHAT ELSE?

- Despite the urban setting, you're close to excellent green space; Hollow Ponds, on the edge of Epping Forest, is within walking distance. Hop on a bus for Lloyd Park.
- Local pub favourites include the William the Fourth, now run by Exale Brewery with award-winning Short Road Pizza in residence (2025 National Pizza Award), and The European, a beautifully refurbished pub known for its French-inspired menu and traditional Sunday roasts.
- As well as being well connected via rail, you've got some excellent bus routes, including the 55 and 97.

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