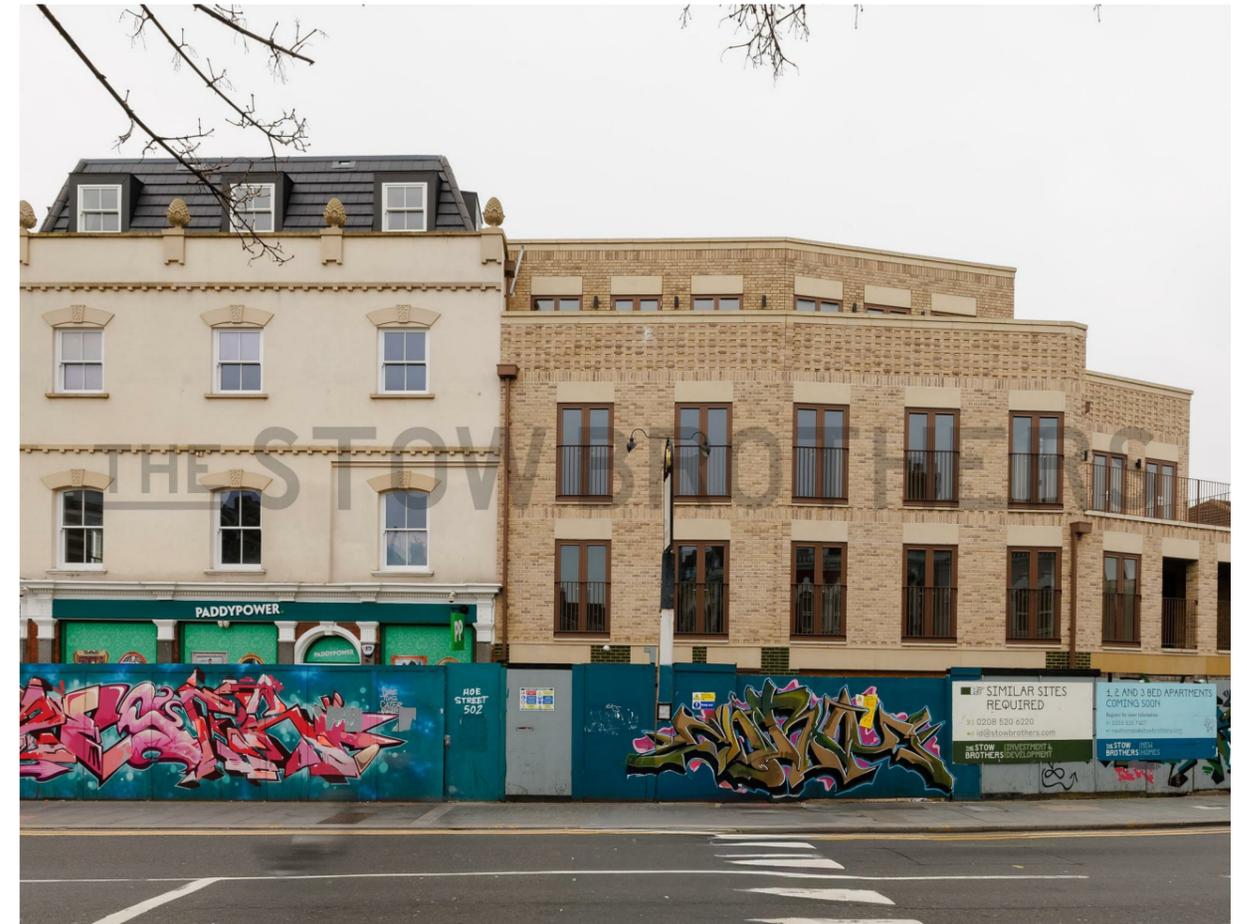


Second Floor
 Total Area: 75.4 m² ... 812 ft²
 All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (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 | | 76 | 76 |
| | | EU Directive 2002/91/EC | |



HOE STREET, WALTHAMSTOW

£2,000 Per Calendar Month
 2 Bed Flat



Features:

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

Set on the second floor of a modern development, this newly finished two-bedroom apartment is ideally positioned between Walthamstow and Leyton in the heart of the Bakers Arms neighbourhood.

Coming in at 812 square foot, highlights within the property include the open plan living area, stylish bathroom, immaculate decor and stylish fittings. 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
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

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IF YOU LIVED HERE...

Beautifully finished and ready to enjoy from the moment you move in, this immaculate apartment offers contemporary living at its best...

The open plan living room/kitchen feels instantly welcoming, with neutral decor, pristine flooring, sash windows and lots of natural light. The kitchen area is thoughtfully finished, with high-spec fittings, quality worktops, integrated appliances.

Both bedrooms are finished in soft, neutral tones with plush carpeting underfoot. The bathroom continues the sleek aesthetic, with brass fittings and handy storage.

Head outside and you'll discover a thriving neighbourhood on your doorstep, with even more options to explore within just a short walk...

Venture south to the Leyton Midland Road arches for a brilliant selection of food and drink, including Burnt, Gravity Well Taproom, Leyton Calling and Chop Shop Tavern. It's a scene, that's for sure.

Closer to home, Bakers Arms offers local gems such as Bromley's Cafe, Soul Bowl, Gnarly Vines and the excellent artisan bakery Suba. You've even got a Tesco Superstore just a few minutes away, as well as other essentials like a Post Office.

Walthamstow Village is around 10 minutes away and packed with even more options, including Ruff's Bistro, Proud Mary, The Queen's Arms and Peeld.



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 into Central London via Hackney, and the 97 to Stratford.

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