



Hoffmans Road, E17 6ZG  
London





# Hoffmans Road, E17 6ZG

Nestled on Hoffmans Road in the vibrant Blackhorse Road development, this charming flat offers a perfect blend of modern living and convenience. Built in 2019, the property is in immaculate condition, making it an ideal choice for first-time buyers or those seeking a stylish rental opportunity.

Spanning 570 square feet, the flat features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The one double bedroom is generously sized, ensuring comfort and tranquillity. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the private balcony, which offers a delightful outdoor space to enjoy fresh air and views of the surrounding area. The flat is also chain-free, allowing for a smooth and hassle-free transaction.

Conveniently located close to Blackhorse Road Station, residents will benefit from excellent transport links, making commuting to central London and beyond a breeze. This property presents a wonderful opportunity to embrace city living in a contemporary setting. Don't miss your chance to make this lovely flat your new home.

Guide Price £375,000



- Chain Free
- Stone Throw Away From Blackhorse Road Station
- Council Tax Band: B
- Communal Gardens
- Immaculate Condition

- One Double Bedroom
- 116 Years Remaining On The Lease
- Private Balcony
- Secure Bike Storage

**Hallway 4'3" x 12'4" (1.30m x 3.76m )**

Laminate flooring and power points

**Lounge /Diner 13'0" x 21'8" (3.97 x 6.62 )**

Double glazed window to side aspect, spotlights, double radiator, laminate flooring, phone and TV aerial point, double glazed door leading to balcony and power points.

**Kitchen**

Laminate flooring, walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and hob, extractor fan with hood, integrated fridge freezer and dishwasher, power points.

**Bedroom 14'3" x 13'5" (4.34m x 4.09m )**

Double glazed window to side aspect, single radiator, carpeted flooring and power points.

**Bathroom 6'3" x 8'1" (1.91m x 2.46m )**

Laminate flooring, part tiled walls, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, low level flush, w/c.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

FIRST FLOOR FLAT  
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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