


kings GROUP

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248 Hoe Street
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**Hoffmans Road, London, E17 6ZD**
**75% Shared Ownership £375,000**

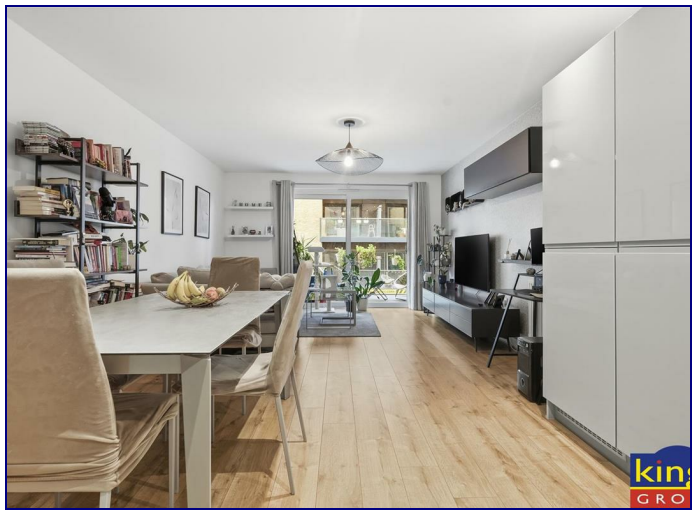
Nestled on Hoffmans Road in the vibrant Walthamstow, this exquisite new build flat offers a modern living experience in a highly sought-after location. Spanning an impressive 818 square feet, the property boasts two spacious double bedrooms, including a master suite complete with an en-suite bathroom for added convenience and privacy.

The flat features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design is complemented by an abundance of natural light, creating a warm and inviting atmosphere throughout. Step outside onto your private balcony, where you can unwind and take in the sights and sounds of the bustling city.

Built in 2019, this property is in pristine condition and is chain-free, making it an ideal choice for those looking to move in without delay. The location is particularly advantageous, as it is within walking distance to Blackhorse Road Station, providing excellent transport links to the rest of London.

This flat is perfect for professionals, couples, or small families seeking a stylish and comfortable home in the heart of the city. With its modern amenities and prime location, this property is not to be missed.







Rent Details:
Rent: £537.77 PCM
Lease Length: 199 Years Remaining

## Hallwy
**8'9" x 9'5" (2.67m x 2.87m )**
Laminate flooring, single radiator and power points.

## Lounge
**12'8" x 27'5" (3.86m x 8.36m )**
Double glazed window to side aspect, ceiling with Centre ceiling rose, laminate flooring, power points, TV aerial point and double glazed door leading to balcony.

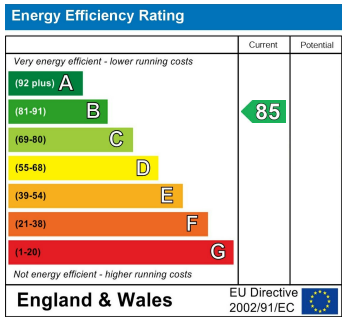
## Kitchen
Laminate flooring, double radiator, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, sink with drainer unit, space for fridge freezer, integrated dishwasher, spotlights and power points.

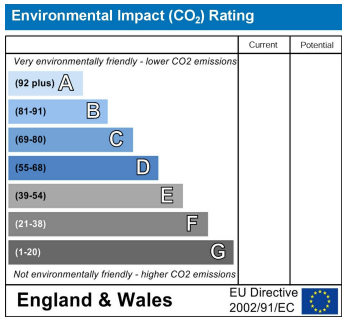
## Bathroom
**6'3" x 8'9" (1.91m x 2.67m )**
Tiled flooring and part tiled walls, spotlights, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c and shaver point.

## En Suite
**5'2" x 8'8" (1.57m x 2.64m )**
Tiled flooring and part tiled walls, spotlights, shower cubicle with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c and shaver point.

## Bedroom One
**10'5" x 17'4" (3.18m x 5.28m )**
Double glazed window to rear aspect, carpeted flooring, single radiator and power points.

## Bedroom Two
**9'6" x 13'5" (2.90m x 4.09m )**
Double glazed window to rear aspect, carpeted flooring, single radiator and power points.







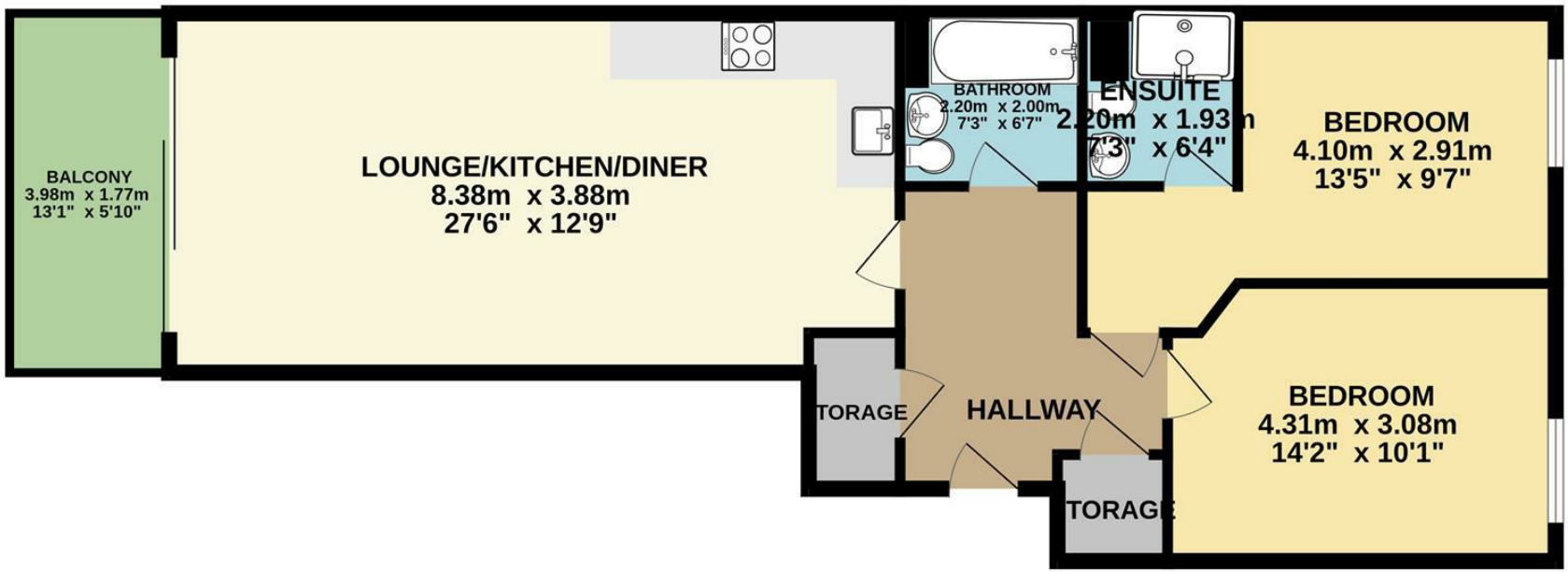








# MID FLOOR FLAT
## 76.0 sq.m. (818 sq.ft.) approx.




TOTAL FLOOR AREA : 75.0 sq.m. (807 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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