



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Hoffmans Road, London, E17 6ZG
Offers In Excess Of £375,000

Nestled on Hoffmans Road On Blackhorse Road, this exquisite new build house offers a perfect blend of modern living and convenience. Spanning an impressive 549 square feet, this one-bedroom apartment, constructed in 2019, is in immaculate condition, making it an ideal choice for those seeking a stylish and comfortable home.

One of the standout features of this property is its private balcony, providing a delightful outdoor space to relax and unwind. Imagine enjoying your morning coffee or evening glass of wine while taking in the fresh air and views of the surrounding area.

The location is truly exceptional, being just a stone's throw away from Blackhorse Road station. This proximity to public transport ensures easy access to the rest of London, making commuting a breeze for professionals and city explorers alike.

Whether you are a first-time buyer, a young professional, or looking to invest in a rental property, this charming apartment presents a fantastic opportunity. With its modern design, prime location, and excellent condition, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful property your new home.

Tenure & Council Tax

Tenure: Leasehold

Lease Length: 117 Years Remaining

Service Charge: £1618.04 P/A

Ground Rent: £350 P/A

Council Tax Band: B

Annual Council Tax Estimate: £1,772 P/A

Hallway

6'8" x 9'2" (2.04 x 2.80)

Single radiator, laminate flooring and power points.

Reception

14'1" x 17'10" (4.30 x 5.44)

Double glazed window to front aspect, spotlights, 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 with hood, sink with double drainer unit, integrated fridge freezer and dish washer, spotlights.

Bathroom

6'8" x 7'2" (2.05 x 2.20)

Laminate flooring, part tiled walls, heated towel rail radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c and shaver point.

Bedroom

9'1" x 19'0" (2.77 x 5.81)

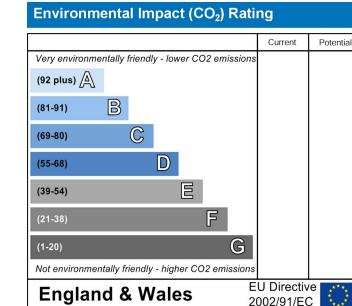
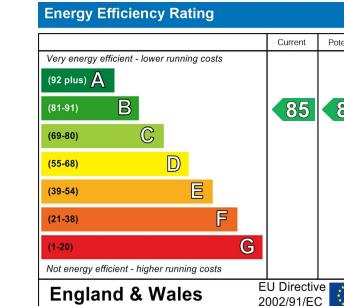
Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring and power points

Storage One

4'8" x 6'8" (1.44 x 2.05)

Storage Two

2'9" x 3'8" (0.85 x 1.12)



MID FLOOR FLAT
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA: 51.0 sq.m. (549 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to check these measurements to be sure. The vendor does not make any representation as to the condition of the property or any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given over their condition or functionality. Please see our website for full terms and conditions.