



Hoffmans Road, E17 6ZG  
London







king  
GROUP



# Hoffmans Road, E17 6ZG

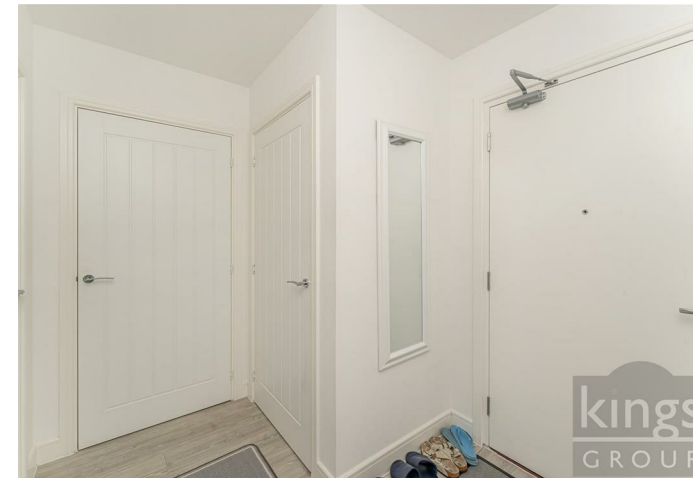
Nestled on Hoffmans Road On Blackhorse Road, this exquisite new build house offers a perfect blend of modern living and convenience. Spanning an impressive 549 square feet, this one-bedroom apartment, constructed in 2019, is in immaculate condition, making it an ideal choice for those seeking a stylish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

## Offers In Excess Of £375,000



- **Stones Throw Away From Blackhorse Road Station**
- **Communal Gardens**
- **Long Lease**
- **Open Plan Living Space**

- **Private Balcony**
- **Immaculate Condition**
- **One Bedroom**
- **Third Floor**

#### 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)**







kings  
GROUP





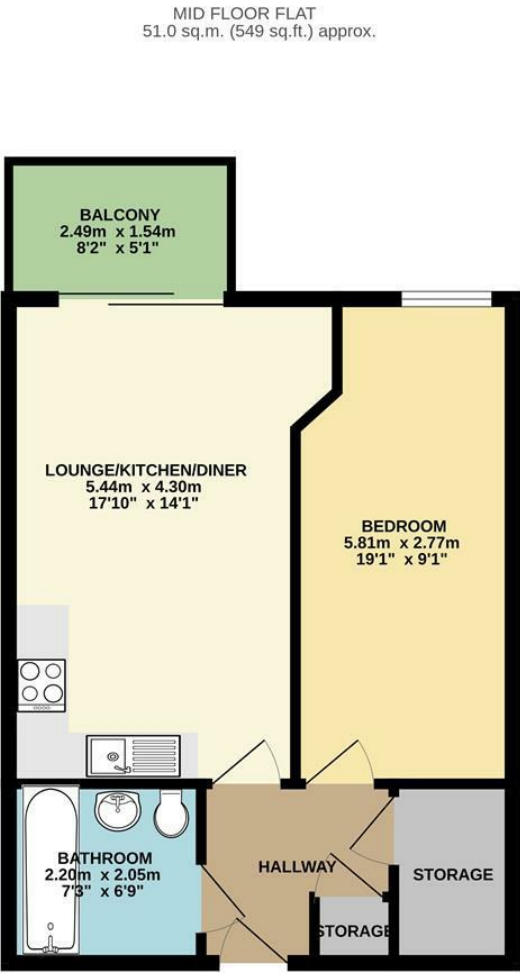
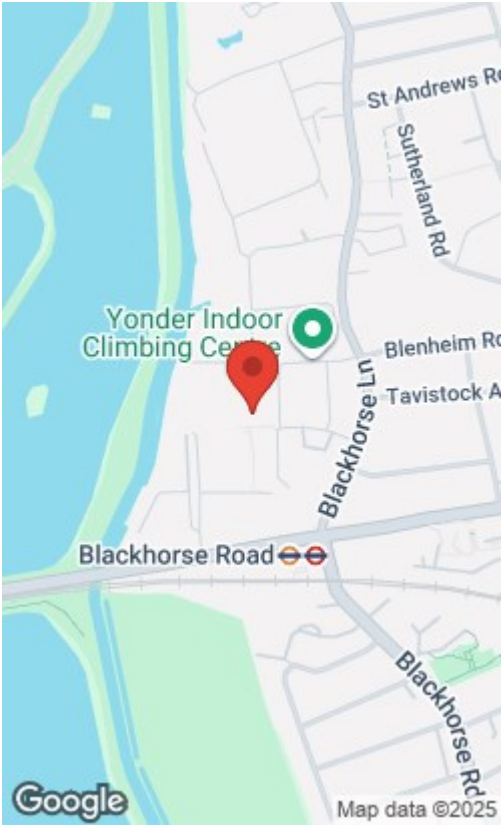
Kings  
GROUP







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 51.0 sq.m. (549 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.

Made with Metropix ©2025

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

248 Hoe Street, Walthamstow, London,  
E17 3AX  
T: 020 8521 1122  
E:  
www.kings-group.net

