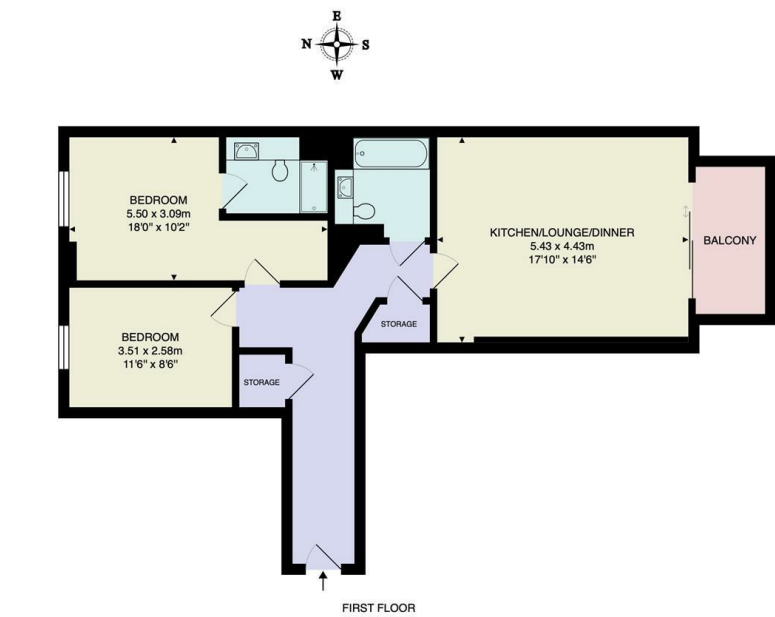




Total Area (Excluding Balcony): 72.4 m² ... 779 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- Storage
- Kitchen/Lounge/Diner
17'9" x 14'6"
- Balcony
- Bathroom
- Bedroom
18'0" x 10'1"
- Ensuite
- Bedroom
11'6" x 8'5"



HOFFMANS ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor
- Beautifully Presented
- Close To Blackhorse Road Station
- Moments From Walthamstow Wetlands

This first-floor two-bedroom apartment offers a considered blend of comfort and style, creating an inviting home with a polished finish throughout. Beautifully presented interiors make an immediate impression, balanced by a layout that feels both practical and welcoming. Its position places you close to Blackhorse Road Station, ensuring swift connections across London whenever needed. Moments away, Walthamstow Wetlands provides a striking natural backdrop, offering wide open scenery and peaceful walking routes. Altogether, the setting brings together ease, greenery and everyday convenience in one appealing location.



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	

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

The development sets a modern tone from the outset, its warm brickwork complemented by clean architectural lines and established planting that softens the approach. Generous balconies add interest to the façade and suggest the sense of light found throughout the interior. Surrounding the home, the communal areas are thoughtfully landscaped with tree-lined walkways, wide paths and abundant greenery, creating a gentle, open environment that enhances the setting.

Stepping inside, the hallway introduces the home with a bright, airy feel. Pale flooring and soft tones create an easy flow, while two integrated cupboards provide welcome storage and help keep the space effortless to navigate. In the main bedroom, a peaceful retreat is created through natural light and a calm palette. The adjoining ensuite is finished in understated grey tiling with a streamlined shower enclosure, maintaining a simple and contemporary look. A second bedroom continues the theme of comfort, with warm carpeting and a layout that lends itself well to sleeping, study or play.

Nearby sits the bathroom, its soft grey tiling and light-toned flooring combining to create a fresh, uncomplicated room with a bath and overhead shower. At the heart of the home, the open-plan kitchen, dining and living area stretches out across the rear, filled with natural light and designed for easy everyday living. Cabinetry and patterned

tiling add character without overwhelming the space, while there's ample room for both dining and relaxation. Wide glazed doors open onto the south-facing balcony, where an elevated outlook and leafy views offer a peaceful spot to unwind in the fresh air.

The neighbourhood in this pocket of Walthamstow blends buzzy independent spots with expansive green spaces, creating a lively yet well-balanced setting. Café Rodi sits close by for an easy coffee stop, while The Italian Bakery offers freshly made treats and a relaxed, local feel. Big Penny Social brings a different kind of energy, with its expansive taproom and community events forming part of the well-known Walthamstow Beer Mile. Nature lovers have Walthamstow Wetlands within easy reach, offering wide open views and peaceful walking routes, while Lloyd Park provides another much-loved escape, home to the William Morris Gallery, tennis courts and a popular weekend market.

WHAT ELSE?
Blackhorse Road Station is just a four-minute stroll away, providing quick and reliable links across London via the Victoria line and Overground. Central destinations are reached with ease, making daily travel refreshingly straightforward. The area is also supported by handy bus routes and nearby cycling connections, giving you flexible ways to get around. With such efficient transport on the doorstep, heading into the city or exploring the wider area couldn't be simpler.



A WORD FROM THE OWNERS...

"We've loved living in Blackhorse Road. In the six years we've been here, the area has really come into its own. Hermanos coffee shop is right next door (their coffee is unbeatable), and we often wander to Big Penny Social or along the Blackhorse Beer Mile for a drink. The Wetlands are perfect for a peaceful escape, and Slowburn is our go-to for a special meal. There's even a cosy wine bar tucked among the breweries.

The building and the neighbourhood have been ideal for us - first as a couple, and now with our young son. The community in this development is warm, friendly, and supportive; we've made wonderful friends, especially among the many young families. There's so much to enjoy right on our doorstep, from parks and shops to exercise studios and even a new upscale beauticians.

Blackhorse Road station is under a five-minute walk away, with the Victoria Line getting you to Walthamstow Central or into central London in around 20 minutes - if you can bear to leave E17!

This home holds a very special place in our hearts, and we hope it brings its next owners as much happiness as it has brought us."

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