

SECOND FLOOR

Total Area (Excluding Balcony): 100.8 m<sup>2</sup> ... 1085 R<sup>2</sup>

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.

- Utility
- Storage
- Storage
- Bedroom  
9'6" x 16'1"
- Ensuite  
4'5" x 8'10"
- Bedroom  
17'2" x 8'10"
- Bedroom  
14'7" x 8'10"
- Ktchen/Lounge/Diner  
19'0" x 19'1"
- Balcony  
18'10" x 5'1"



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 87                      | 87        |
| (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 |           |



## HOFFMANS ROAD, WALTHAMSTOW Offers In Excess Of £550,000 Leasehold 3 Bed Flat



### Features:

- Three Bedroom Apartment
- Second Floor
- Private Balcony
- Open Plan Kitchen Living Area
- En Suite
- Moments from Blackhorse Road Station
- Close Proximity to Walthamstow Wetlands
- Private Parking Space

A bright and well-proportioned three bedroom apartment, set on the second floor of a contemporary development on Hoffmans Road, just moments from Blackhorse Road Station. With a private balcony, open plan living space and access to some of East London's most expansive green spaces, this is modern apartment living with a calm, considered feel and comes with the added benefit of a private parking space.

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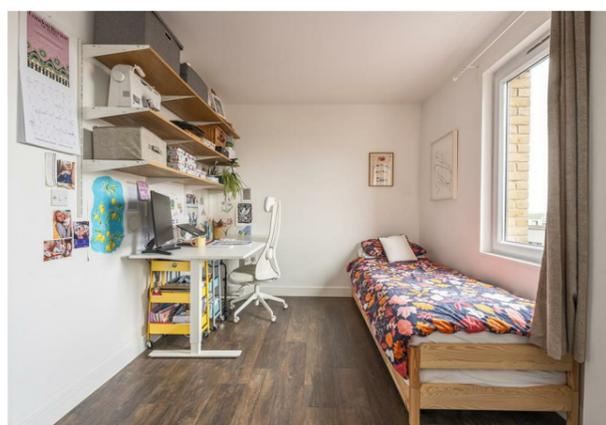
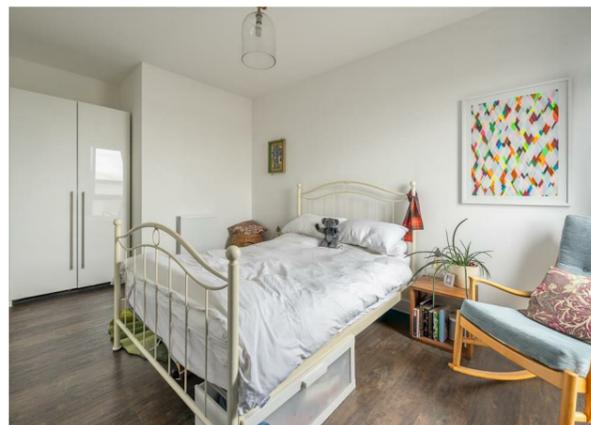
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#### IF YOU LIVED HERE...

You'd step into a generous open plan kitchen and living area, designed with everyday life in mind. Large windows draw in plenty of natural light, giving the space a bright and airy quality, while the layout allows for clearly defined areas to cook, dine and unwind. The kitchen is sleek and streamlined, with integrated appliances and ample storage, flowing naturally into the reception space where there's room for both a comfortable seating area and a proper dining table. From here, doors open onto your private balcony, an easy extension of the living space and a lovely spot for a morning coffee or an evening wind down.

The three bedrooms are thoughtfully arranged, offering flexibility whether you need space for family, guests or a dedicated home office. The principal bedroom features its own en suite shower room, neatly finished and well proportioned, while the remaining bedrooms are served by a smart main bathroom. Set on the second floor, the apartment feels elevated and peaceful, with a practical layout that balances privacy with sociable, open living.

#### WHAT ELSE?

Blackhorse Road Station is just moments away, offering swift Victoria line access into the West End and Overground connections across East London.

You're within easy reach of Walthamstow Wetlands, a vast stretch of open water and walking trails, perfect for weekend wanders and morning runs.

The growing Blackhorse Road neighbourhood is home to independent cafés, breweries and creative spaces, giving you a real sense of community alongside excellent connectivity.



#### A WORD FROM THE OWNER...

"At 1200sq ft, the size of the apartment is absolutely the most you could get for the money in the area. The whole place so so well put together with no work required. It's the only time in our twenty years of living in London where we know all our neighbours, they are really great. The Coffee shops, bakerys, climbing wall right across the road are fantastic daily visits."

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