

Hall

Lounge/ Dining Room/ Kitchen
15'11" x 13'6"

Bathroom
6'1" x 4'11"

Bedroom
9'11" x 9'7"

Total Area: 33.5 m² ... 361 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.



HOE STREET, WALTHAMSTOW
Offers In Excess Of £250,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- Walthamstow Central Location
- Open Plan Kitchen/Living Area
- Long Lease
- Chain Free

A newly refurbished and refined one bedroom apartment on the second floor of a handsome period conversion sat in the very heart of our wonderful borough, with Walthamstow Central station just around the corner, and everything from Lloyd Park to Walthamstow Mall and The Village right at your fingertips.

Just a few minutes up the street from you, you'll soon have Soho Theatre Walthamstow breathing new life into our classic Art Deco Granada cinema.



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	

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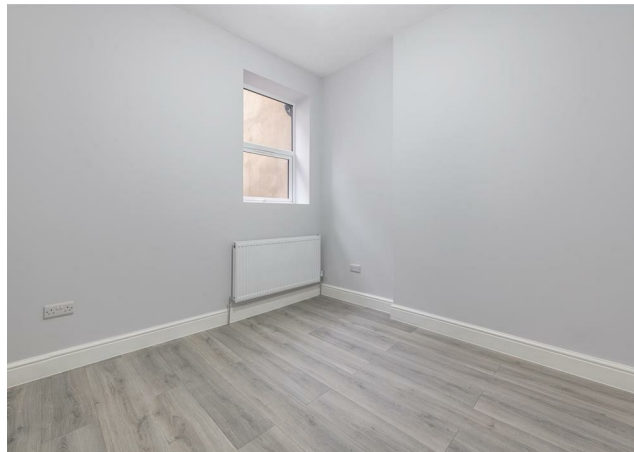
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IF YOU LIVED HERE

You'll be stretching out in your 220 square foot lounge/kitchen, an enviable sociable space with flawless pale grey engineered hardwood stretching away underfoot. Twin sash windows frame street views and walls are pristine in white, all accentuating the already impressive sense of space. It's the perfect spot for relaxation and entertaining alike.

Your kitchen area is tucked away to one side and home to a sleek complement of battleship grey cabinets and brand new integrated appliances, including stainless steel oven and matching extractor hood. Elsewhere, your bedroom's a substantial double of around 100 square feet, while your bathroom's handsomely tiled from floor to ceiling in smoky grey.

Outside and Walthamstow Central station is literally just steps away. Moments after shutting your front door you can be on an Overground train that will whisk you directly to Liverpool Street in twenty minutes. Kings Cross is even closer, just fifteen minutes

via the speedy Victoria line. Plus we're at the top of the line here, so you'll always get a seat, making the morning commute a breeze.

WHAT ELSE?

- Europe's longest street market starts just a few moments round the corner, great for fresh produce and recently enlivened by the Sunday Social stalls. If you can't buy it here you probably don't really need it.
- Hoe Street's home to a wide range of culinary delights, from the cluster of restaurants surrounding the Empire Cinema, to the delights of SoDo Pizza just a few minutes further up.
- Just a third of a mile on foot, the peaceful streets of Walthamstow Village play host to a diverse range of some of the finest independent wining and dining establishments around.

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD

E17 BRANCH MANAGER

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