

Total Area (Excluding Terrace): 71.3 m² ... 767 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.

Kitchen/Lounge/Diner
18'0" x 14'7"

Terrace
4'9" x 15'5"

Bathroom
6'10" x 7'1"

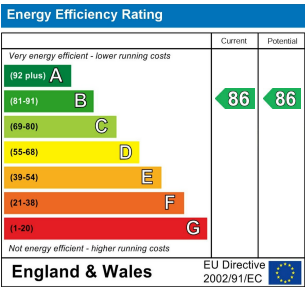
Bedroom
15'6" x 9'3"

Ensuite
5'6" x 7'1"

Bedroom
15'6" x 9'3"

Bedroom
10'9" x 11'4"

Storage



HOFFMANS ROAD, WALTHAMSTOW

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



Features:

- Two Bedroom Apartment
- Fourth Floor
- Beautifully Presented
- Close To Blackhorse Road Station
- Moments From Walthamstow Wetlands
- Secure Bike Storage
- Communal courtyard

Set within a smart development in one of E17's most popular spots, this two-bedroom apartment is packed with highlights, including a private west facing balcony, two bathrooms, a bright open plan kitchen/reception, and plenty of storage space. The Blackhorse Road neighbourhood on the property's doorstep is thriving, full of top rated eateries, excellent transport links and greenery, including the fantastic Walthamstow Wetlands.

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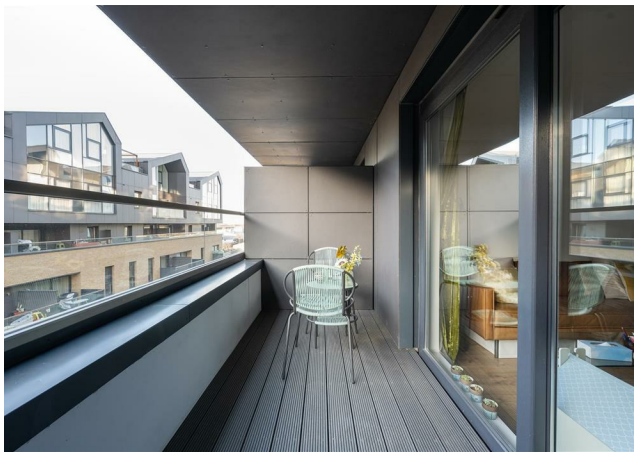
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IF YOU LIVED HERE...

It's an area that's now renowned across the capital as a hub for top class entertainment, and you're right in the heart of it...

Up on the fourth floor, your open plan kitchen/living room is bursting with light, with smart flooring sweeping the length and plenty of room for dining and relaxing. The kitchen area has sleek cabinets and contemporary appliances, so cooking will always be fun, even with so many local restaurants to tempt you out.

The bedrooms are just as smart, with more spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway, which also benefits from plenty of in-built storage.

The west facing balcony will be your favourite spot for relaxing on warm days. The lofty height provides a touch of energy efficiency, too.

Perhaps surprisingly for some, there's an abundance of green space, from the well maintained communal grounds to the fantastic Walthamstow Wetlands, which is only a few minutes away. However, the urban perks are just as tempting...

Top rated restaurant SlowBurn is a few minutes away on foot, while the impressively

designed bouldering studio Yonder is even closer. The Blackhorse Workshop is another creative multipurpose space - look out for the excellent short courses. The Community Sauna is another exciting new development in the area.

If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big Penny Social.

It's just a few minutes on foot to Blackhorse Road station, where you can access both the Victoria line and Suffragette Overground. Buses are plentiful too.

WHAT ELSE?

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as the 17&Central shopping centre and Forest Cinema.
- You're also just over a mile from Soho Theatre Walthamstow, a landmark £30m project born from the council's London Borough of Culture commitment to put culture at the heart of the community, one of the many reasons Walthamstow is such a fantastic place to live.
- Just a few minutes away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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