

Hall
Kitchen/Dining Room/Lounge
16'2" x 13'7"
Bedroom
9'9" x 13'6"
Bathroom
2'6" x 7'7"

Total Area: 36.8 m² ... 396 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	



HOE STREET, WALTHAMSTOW Offers In Excess Of £265,000 Leasehold 1 Bed Apartment - Conversion



Features:

- One Bedroom
- Top Floor Flat
- Chain Free
- Long Lease
- Next to Walthamstow Central Station

This top-floor one-bedroom flat combines an excellent position with the advantage of being offered chain free, alongside the reassurance of a long lease. Its location next to Walthamstow Central Station makes getting around the city effortless, with fast links just moments away. Set above street level, it feels a welcome step away from the bustle below, offering a quieter setting while keeping day-to-day convenience close at hand. It's a well-placed option for anyone seeking a home that offers both comfort and an enviable setting, perfectly suited to modern city living.

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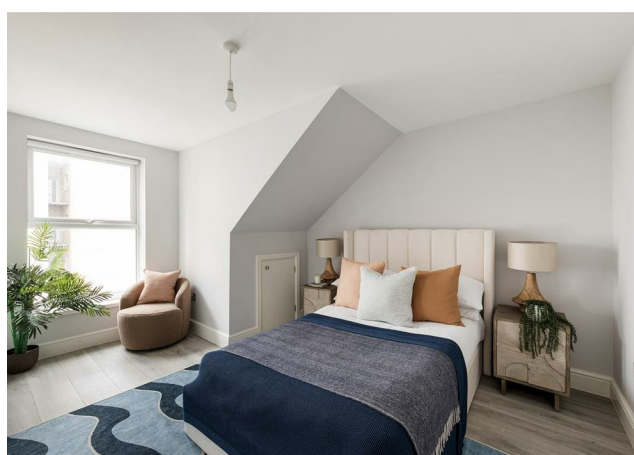
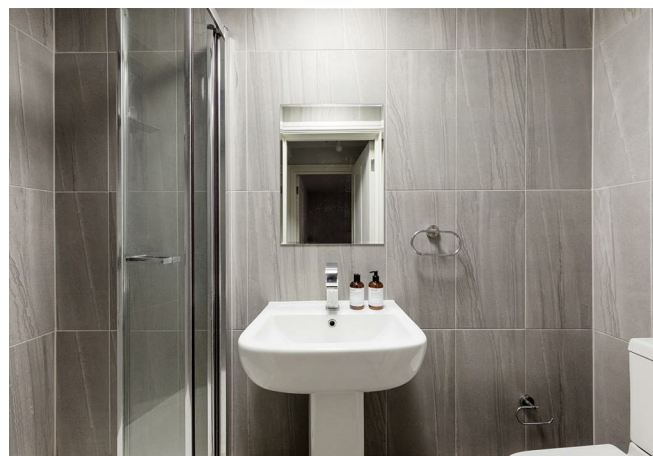
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IF YOU LIVED HERE...

Set on the first floor, the reception, kitchen and dining room come together as one comfortable living area, well suited to everyday life. The seating area invites you to settle in and relax, while the dining area by the window enjoys a pleasing outlook and plenty of daylight. The kitchen sits comfortably within the room without overpowering it, blending naturally into the layout so the overall effect remains thoughtfully arranged. Built-in storage on either side adds a practical touch, keeping essentials neatly tucked away and the room looking well cared for.

In the bedroom, you'll find a well-sized double that continues the same considered feel, creating a welcoming place to unwind at the end of the day. Soft colours and a simple layout give the room an easy, settled atmosphere, with a window drawing in plenty of natural light throughout the day. Built-in storage features here too, keeping the room organised without interrupting the overall look.

The bathroom completes the home with neutral, stone-toned finishes and a clean, contemporary tone. Everything is neatly arranged, offering a comfortable setting whether you're starting the morning or winding down in the evening.

Beyond the front door, the area offers a great mix of everyday convenience and characterful places to explore. Along the high road you'll find a wide choice of shops, cafés and useful amenities, with highlights such as Today Bread drawing in locals for its freshly baked treats. Walthamstow Village adds a charming contrast, with its cobbled streets, independent spots like Berns & the Beans, and historic pubs including the well-known Nag's Head creating a village-like atmosphere. For something a little different, God's Own Junkyard is close by, pairing its vibrant displays with craft beers and visiting food trucks. Soho Theatre brings an evening of comedy or drama within easy reach, while Lloyd Park offers open lawns, landscaped gardens, a weekend market and the much-loved William Morris Gallery.

WHAT ELSE?

Transport links are another real benefit, with Walthamstow Central Station a two-minute walk away, providing fast connections via the Victoria line and National Rail services into central London. Walthamstow Queens Road Station is also close at hand at around eight minutes on foot, offering Overground services that make travelling across the city easy to navigate for both work and leisure.



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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