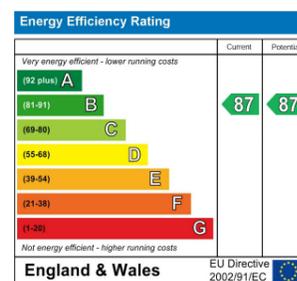


Total Area: 120.1 m² ... 1293 ft² (excluding balcony, terrace)
All measurements are approximate and for display purposes only



HOFFMANS ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Leasehold 3 Bed Apartment



Features:

- Rare Three Bedroom Penthouse Duplex Apartment
- Two Minutes from Blackhorse Road Station
- Private Roof Terrace and Additional Balcony
- 1,293 sq ft of Living Space (not inc. terrace or balcony)
- Private Parking and Secure Bicycle Storage
- Moments from Walthamstow Wetlands, Blackhorse Beer Mile and Local Independent Shops and Cafes

A rare opportunity to acquire a spacious penthouse duplex apartment, arranged over two generous levels, with over 1,293 sq ft of internal living space, a large private roof terrace, and a private parking space directly outside your front door – all just two minutes from Blackhorse Road Station.

Homes of this scale and configuration seldom come to market here, especially those offering private outdoor space and dedicated parking so close to the station.

Set within a well-connected and trendy pocket of E17, you are perfectly placed for swift journeys across London (<15min into Kings Cross), while still enjoying waterside walks, thriving local breweries and the creative energy that has come to define this corner of Walthamstow.

With three bedrooms, two bathrooms, a contemporary kitchen and generous roof terrace, it offers a combination of features that is genuinely hard to find. A home with room to grow into, balancing practical day-to-day living with somewhere that feels calm, considered and special to return to at the end of the day."

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E11, E7, E12 & E15
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E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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0208 520 3077

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IF YOU LIVED HERE...

You would step into a bright and welcoming home arranged across two floors, with a natural sense of separation between living and sleeping spaces. The main living area is expansive and light filled, offering well judged proportions and a calm, considered palette throughout. There is plenty of room for both dining and relaxing, making it an easy place to host friends or simply stretch out with a quiet evening in. The contemporary kitchen is complemented by a connecting pantry, adding valuable storage and keeping surfaces clear, while additional built in storage throughout the apartment ensures everything has its place.

The three bedrooms are thoughtfully positioned across the duplex layout, each offering a comfortable sense of privacy. The principal bedroom enjoys generous dimensions, while the additional rooms are equally versatile, whether you need space for family, guests or a dedicated home office. Two bathrooms ensure mornings run smoothly, finished with clean, contemporary detailing that feels both practical and understated. Across the home, ample storage has been carefully integrated, supporting a calm and uncluttered feel.

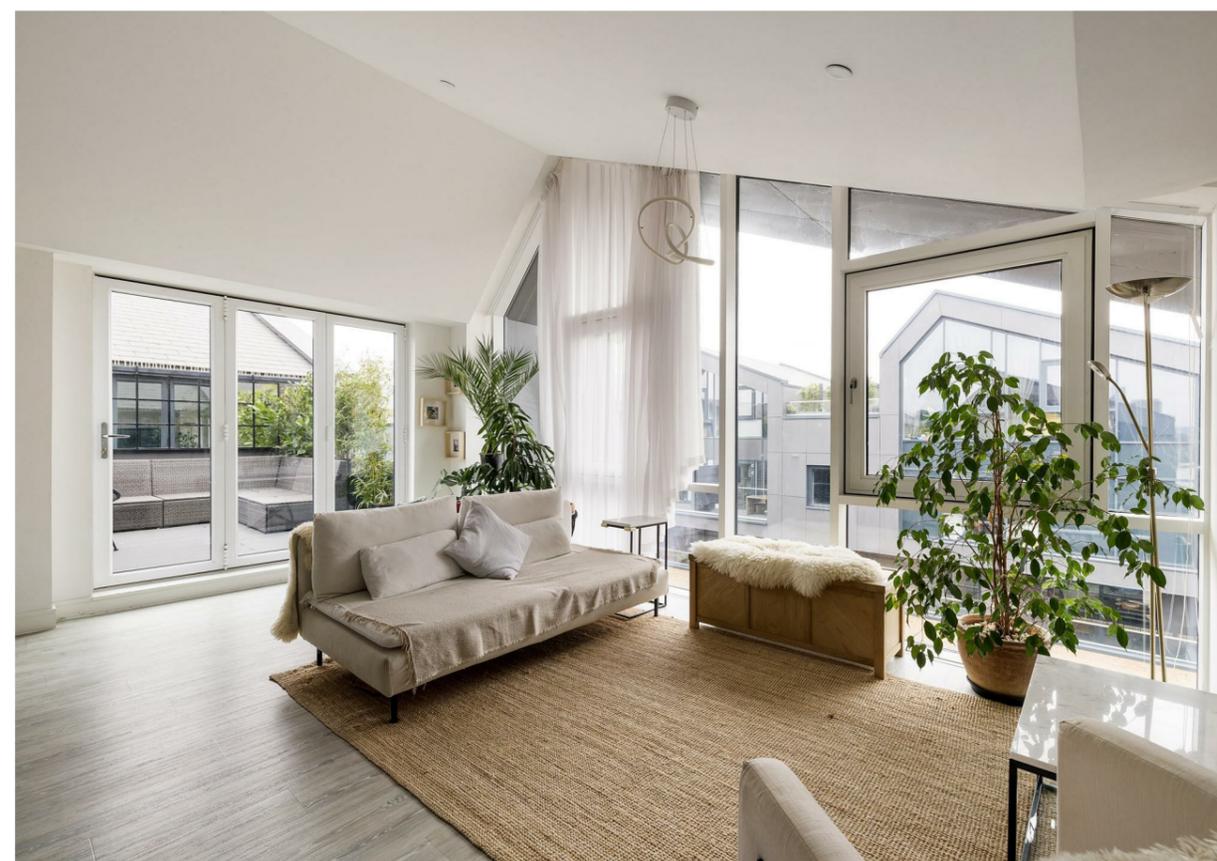
Outside, your private roof terrace becomes a true extension of the living space. Not overlooked and wonderfully secluded, it offers an elevated retreat for morning coffee, a few potted plants or long summer evenings under open skies.

You also have the rare advantage of a private parking space right outside the entrance, visible from the window, adding everyday ease and reassurance. Secure bicycle storage is available too, and residents also enjoy access to a well maintained communal courtyard, providing yet another outdoor setting to relax in. With over 1,293 square feet at your disposal, this split level apartment provides flexibility, comfort and a layout designed with everyday living in mind.

WHAT ELSE?

- Blackhorse Road Station is just 200 metres away, around a two to three minute walk from your door. From here, the Victoria line reaches King's Cross St Pancras Station in around 12 minutes and Oxford Circus Station in approximately 17 minutes. The Overground runs to Gospel Oak Station in around 20 minutes, placing Hampstead Heath within easy reach. Handy bus routes and nearby cycling connections offer even more flexibility, making daily travel refreshingly straightforward.

- Close to the wide open walking and cycling routes of Walthamstow Wetlands, perfect for weekend wanderings or a breath of fresh air before work.



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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Bedroom
17'1" x 10'2"

Bathroom
7'2" x 6'8"

Ensuite
5'4" x 8'8"

Storage/Utility

Balcony
22'8" x 5'0"

Kitchen / Dining / Reception Room
19'2" x 25'9"

Bedroom
15'6" x 9'6"

Storage

Bedroom
15'6" x 11'1"

Terrace
10'0" x 25'9"

Outdoor Storage



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