



Third Floor



Total Area: 44.4 m<sup>2</sup> ... 477 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>	87	87
(49-60) <b>C</b>		
(39-48) <b>D</b>		
(29-38) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## HOE STREET, LONDON

£1,600 Per Calendar Month  
 1 Bed Flat



### Features:

- Brand New Apartment
- One Bedroom
- High Spec Finish
- Available Now
- Neutral Decor Throughout
- Large Reception
- Plethora of Amenities Close By
- Convenient Transport Links

Located between Walthamstow and Leyton in the heart of the Bakers Arms neighbourhood, this charming yet sleekly finished one-bedroom apartment offers 477 square feet of thoughtfully designed living space. It's all set on the third floor of a modern development, so there's plenty of natural light.

Other highlights include a bright open plan living area, a stylish bathroom, immaculate decor and contemporary fittings. Walthamstow Central is just a 15 minute walk for the Victoria line and Weaver Overground, while Leyton Midland Road is even closer for the Suffragette line.

**REQUEST A VIEWING**  
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**IF YOU LIVED HERE...**

Positioned on the third floor, this newly completed home enjoys excellent natural light and strong energy efficiency thanks to its elevated position. Inside, the finish is both immaculate and thoughtfully designed, with bespoke carpentry and sash windows creating a distinctive loft-style feel.

The open plan living/kitchen area makes an instant impression, with neutral tones, pristine flooring and smart fittings. The kitchen itself is beautifully finished, featuring high-spec fittings, quality worktops and fully integrated appliances.

The bedroom is completed to the same high standard with the addition of built-in storage, while the bathroom continues the sleek, modern aesthetic with brass fittings and stylish tiling.

Head outside and you'll find yourself in a buzzy area, with so

much to explore whatever you're in the mood for...

Bakers Arms itself has a community feel, with favourites such as Bromley's Cafe, Soul Bowl and Gnarly Vines, plus a Tesco Superstore and niche grocery stores such as Duo Duo.

A short stroll south brings you to the Leyton Midland Road arches, home to a hipster foodie scene. Favourites include Burnt, Gravity Well Taproom, Leyton Calling and Chop Shop Tavern.

Walthamstow Village is around 10 minutes north-east, offering a charming setting and an excellent choice of spots such as Ruff's Bistro, Proud Mary, The Queen's Arms and Peeld.

Local pub options include the William the Fourth, now run by Exale Brewery with award-winning Short Road Pizza in residence (2025 National Pizza Award no less!), and The European, a beautifully refurbished pub known for its French-inspired menu and traditional Sunday roasts.



**WHAT ELSE?**

- Despite the urban setting, you're close to excellent green space; Hollow Ponds, on the edge of Epping Forest, is within walking distance. Hop on a bus for Lloyd Park.
- As well as being well connected via rail, you've got some excellent bus routes, including the 55 and 97.
- You're also well placed for exploring further afield, with both Clapton and Stratford within easy reach, ideal for everything from canal-side walks to Westfield shopping and major transport connections.

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