



Third Floor

Total Area: 55.1 m² ... 593 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (61-81) B | 89 | 89 |
| (49-60) C | | |
| (39-48) D | | |
| (29-38) E | | |
| (21-28) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



HOE STREET, LONDON

£1,700 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

Set on the third floor of a modern development, this characterful yet newly finished one-bedroom apartment offers almost 600 square feet of thoughtfully designed living space, right in the heart of the Bakers Arms neighbourhood, between Walthamstow and Leyton.

Highlights include a bright open plan living area, a stylish bathroom, immaculate decor and contemporary fittings. For transport, 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
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

STOWBROTHERS.COM
 @STOWBROTHERS



IF YOU LIVED HERE...

Head up to the third floor to discover your brand new home, where the elevated position ensures an abundance of natural light and impressive energy efficiency. The decor is immaculate and thoughtfully considered, with bespoke carpentry, sash windows and column radiators adding warmth and loft-style character throughout.

The open plan living/kitchen area is instantly inviting, with neutral tones, pristine flooring and a bright, airy feel. 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, while the bathroom continues the sleek, modern aesthetic with brass fittings, stylish tiling and practical built-in storage.

Step outside and you'll find yourself in a thriving neighbourhood, with plenty to explore whatever you're in the mood for...

Bakers Arms itself has a buzzy local feel, with favourites such as Bromley's Cafe, Soul Bowl and Gnarly Vines, plus a Tesco Superstore and other everyday essentials.

A short stroll south brings you to the Leyton Midland Road arches, home to a hipster foodie scene including 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.

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.



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.
- Local pub favourites include the William the Fourth, now run by Exale Brewery with award-winning Short Road Pizza in residence (2025 National Pizza Award), and The European, a beautifully refurbished pub known for its French-inspired menu and traditional Sunday roasts.
- As well as being well connected via rail, you've got some excellent bus routes, including the 55 and 97.

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM