



First Floor

Total Area: 55.5 m² ... 598 ft²

All measurements are approximate and for display purposes only

- Bedroom
12'3" x 13'1"
- Bedroom
6'2" x 9'4"
- Kitchen / Reception Room
9'6" x 20'4"
- Bathroom
11'6" x 5'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(69-80) C			
(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 £365,000 Leasehold 2 Bed Apartment



Features:

- First Floor
- Over 50 Square Meters
- Open Plan Kitchen / Living Area
- Moments Away from Walthamstow Central Station
- High Street Location

Situated just moments from Walthamstow Central, this beautifully finished two-bedroom apartment has ample storage, high spec appliances, contemporary fittings and pristine decor, while outside you've got easy access to E17 best amenities - from award-winning food and drink to top rated events and attractions. And as it's so close to the tube, you can reach the West End or City in less than 30 minutes door-to-door.

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IF YOU LIVED HERE...

Your open plan kitchen/living room is a brilliantly sized space, with engineered flooring sweeping the length and a soft colour palette. The kitchen area features brass fittings, marble-style worktops, glossy tiling and integrated appliances, which will make hosting a breeze.

The bedrooms are both just as plush, with immaculate decor and soft carpeting, while the bathroom is smart and contemporary with metro brick tiles and an over-tub shower.

Within a short hop of your building you have some excellent food and drink options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread, which also hosts some excellent independent stores and studios.

Just as close to home, you've got Europe's longest market which runs along Walthamstow High Street and the convenient chains

found in the newly-developed the 17&Central shopping centre, which also has a fantastic food court operated by CRATE. If you need to escape further afield, Walthamstow Central station is served by both the Victoria line and Overground, so double the convenience.

WHAT ELSE?

- Next year you'll also be able to enjoy being just a few minutes from the much anticipated Soho Theatre Walthamstow, which was given a £30m investment as part of the council's London Borough of Culture 2019 commitment to the arts and community.
- Despite all this urban living, you're actually still surrounded by greenery; Lloyd Park is less than ten minutes away, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son and a great place for rotating exhibitions.
- Walthamstow Village is just a short stroll away, offering even more food and drink options, such as the Queens Arms pub and E17 store ('London's poshest Spar' according to the Evening Standard).



A WORD FROM THE OWNER...

"I have absolutely loved my 7 and a half years in the flat. During that time I have seen Walthamstow change hugely, with the opening of new shops, restaurants, bars and cafes. The flat is incredibly well positioned for the shops, including the Mall which is due to get a big make over in the near future, but also up to the Village and down to Lloyd Park, and of course, being so close to the station. Being in the hustle and bustle of everything is the main reason I have stayed for so long, as a single woman I have felt safe coming home late at night from the station.

I use the second bedroom as a study which has been transformative now with hybrid working, but I have used it as a small second bedroom previously. The flat is incredibly warm, which has meant that even with the energy prices, it is not expensive to run. I will miss being so close to everything, especially with the new theatre opening later this year."

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