



Sixth Floor

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.

**Dimensions**

Room	mm	ft
Living / Dining / Kitchen	4914 x 9228	16'1" x 30'3"
Master Bedroom	3453 x 2895	11'3" x 9'5"
Bedroom 2	3300 x 3245	10'9" x 10'7"
Balcony	6866 x 1396	22'6" x 4'6"
<b>Total Internal Area</b>	<b>78.8 m<sup>2</sup></b>	<b>848 sq ft</b>

**Key**

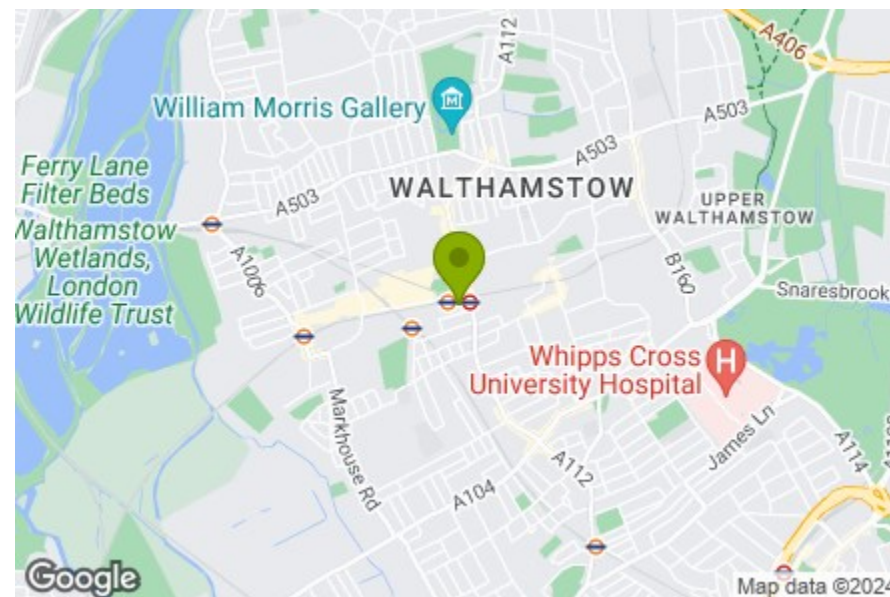
W/D Washer/Dryer    HEC Heating/Electrical Components  
FW Fitted Wardrobe

Living / Dining / Kitchen  
16'1" x 30'3"

Master Bedroom  
11'3" x 9'5"

Bedroom 2  
10'9" x 10'7"

Balcony  
22'6" x 4'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## HOE STREET, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold  
2 Bed Apartment - Purpose Built



**Features:**

- Two Bedrooms
- En suite
- Sixth Floor
- One Minute to Walthamstow Central
- Long Lease
- Secure Bike Storage

Situated just moments from Walthamstow Central, this immaculately designed two-bedroom apartment has ample storage, high spec appliances, contemporary fittings, pristine decor, secure bike storage and striking sixth floor views, 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.

REQUEST A VIEWING  
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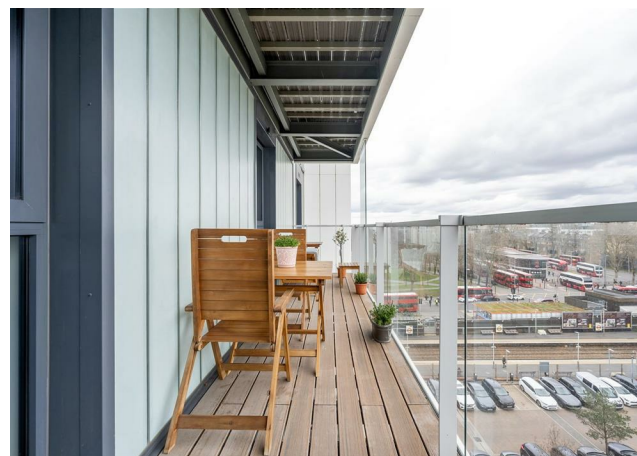
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IF YOU LIVED HERE...

Your open plan kitchen/living room is a brilliantly sized space – there's engineered flooring sweeping the length and a thoughtful colour palette, where the bold teal walls contrast beautifully with the neutral shades found elsewhere. The kitchen area features sleek units, glossy tiling and integrated appliances, which will make hosting a breeze. As for the balcony, it's a real show-stopper – and the floor to ceiling windows lend even more brilliance to the interior space. Being on the sixth floor also means you can enjoy the energy efficiency that comes with living at height.

The two double bedrooms are both just as plush as the rest of the apartment, with immaculate decor. One has an ensuite, and there's another smart bathroom in the mix – both have stylish, contemporary suites. The hallway is spacious, with in-built storage, and beyond your door you'll find beautifully designed communal areas, plus secure bike storage.

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 is situated with in the iconic Central Parade building, home to 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, which is an incredible one minute on foot away, 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 been 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...

"We have absolutely loved having this flat as our home for the last five years! The huge open plan living space with loads of natural light is fantastic, and the east facing balcony is the perfect space for an al fresco breakfast or afternoon drink.

We never tire of the incredible views from the flat; we can see across the whole of London including Stratford, Canary Wharf, the City and on a clear day the BT Tower. We will particularly miss watching the sunrises, seeing London lit up at night and the amazing fireworks on New Years' Eve.

The proximity to Walthamstow Central station has been super convenient for us, with regular trains just 20 minutes into Liverpool Street, and the Victoria Line getting us into Oxford Circus in 20 minutes too.

Walthamstow itself has been a delight to live in with our favourite aspects being the independent shops, bakeries and breweries, the village, and walks around Walthamstow Wetlands."

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