



Reception
9'10" x 18'11"

Kitchen
8'11" x 9'4"

Balcony
8'2" x 6'10"

Bedroom
10'7" x 13'10"

Bathroom
6'10" x 6'11"

Total Area (Excluding Balcony): 51.7 m² ... 556 ft²

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 81 | 81 |
| (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 £375,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Walthamstow Central Location
- Modern Building
- Private Balcony
- Well Presented

Situated in the heart of Walthamstow Central, this smart and contemporary one-bedroom apartment has ample storage, high spec appliances, smart fittings, pristine decor and fantastic fourth floor views from the private west-facing balcony.

And beyond the modern building, you've got easy access to E17 much-loved amenities - from award-winning food and drink to top rated events and attractions. What's more, 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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IF YOU LIVED HERE...

Your main living area is a brilliantly sized space, with just enough distinction between the kitchen and reception room to divide the rooms up without impacting on the flow of light.

The kitchen area features sleek units, glossy tiling and integrated appliances, while the reception room has pristine decor and a large amount of natural light thanks to the generous balcony doors. Not only does your fourth floor height give you striking views of the city, but it also provides an element of energy efficiency - something you'll be pleased about in winter, even though the balcony will have you longer for the summer.

The bedroom is just as plush with neutral decor and soft carpeting, while the bathroom is as contemporary as you'd hope for, with sparkling fittings and an over-tub shower. There's plenty of in-built storage in the hallway.

Within a short hop of your well maintained 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. Further on, you'll find the award-winning Sodo, as well as the eclectic Ye Olde Rose &

Crown pub.

You've also 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 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...

"Fantastic home for a single person or couple and very spacious. There is an amazing view from the balcony. Lovely neighbours who are very friendly and always willing to lend you tools if needed. The property is in a great location with local amenities which are all walking distance - shopping, food, activities, great public transport (buses, tube and overground trains), library and so much more."

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