



Fourth Floor

Total Area: 81.3 m² ... 875 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
30'1" x 15'9"

Balcony
20'7" x 4'7"

Bedroom
11'1" x 10'7"

Bedroom
11'3" x 9'7"

Ensuite
6'9" x 4'11"

Bathroom
6'10" x 6'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 £550,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Two Bathrooms
- Modern Built Apartment
- Beautifully Presented
- Views of London
- Balcony
- Next to Walthamstow Central Station
- Walking Distance to Walthamstow Village

A strikingly appointed two bedroom, twin bathroom, fourth floor designer apartment. This is some of the very best apartment living E17 has to offer, with a private balcony, impressive views and Walthamstow Central station on your doorstep.

The station is, literally, on your doorstep. The platform barely 100 yards from your new building's striking entrance. With twenty minute connections to Liverpool Street and Oxford Circus, you can be at the City or West End less than half an hour after putting on your coat.

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0203 397 9797



IF YOU LIVED HERE...

You've a lovely broad hallway, with plenty of storage and incidental space, all too often overlooked extras in London apartments. Your artfully arranged, kitchen/reception comes in at around 300 square feet, with blonde hardwood floors underfoot, smoky grey and glossy white cabinets in the kitchen, and floods of natural light from the oversized, floor to ceiling window leading you to the balcony.

Out here and the wide London horizon is spread out before you. Sheltered, with a glazed balustrade to make the most of the view, it's a great spot to start or end the day. Back inside, and both bedrooms are substantial doubles, cosily carpeted with floor to ceiling windows and a sleek en suite shower room off the principal sleeper, tiled from floor to ceiling in large format smoky grey. Your main bathroom is finished to a similar five star standard, and home to a tub.

Outside and, as well as having the station so close, you're less

than a half mile on foot from Walthamstow Village. Our renowned enclave is home to a diverse collection of wining and dining establishments, from classic gastropubs like The Queens Arms and The Castle, to more esoteric delights like Orford Road Tapas, the cocktail chic of Eat17 or the artisanal hedonism of Mother's Ruin. Whatever your tastes, mood or occasion, you're bound to find a new favourite spot.

WHAT ELSE?

- Our famous street market is just a seven minute stroll. The longest in Europe, with diverse street food a speciality.
- Walthamstow's beloved green gem of Lloyd Park is just fifteen minutes on foot or five by bike, for open green spaces, landscaped gardens and a wide range of sports clubs and classes.
- If you want still more transport options, Walthamstow Queen's Road overground is just a couple of minutes walk, for the Gospel Oak to Barking Riverside line. Your direct connection to the River Thames.



A WORD FROM THE OWNER...

"This is such a great place to live. You're super close to public transport options for 3 different lines taking you all over London. So a great city pad but also once you're inside it's a quiet place where you can relax looking over an amazing view of the city. The building itself is really well built, the well insulated walls keep it quiet, warm in winter and cool in summer. Central ventilation in the flats ensures the air inside is fresh and you won't have any moisture problems. We're staying in Walthamstow as the area has so much to offer from nature walks, bakeries, cafes and pubs in the village."

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