



Ninth Floor



Total Area: 52.8 m² ... 568 ft²

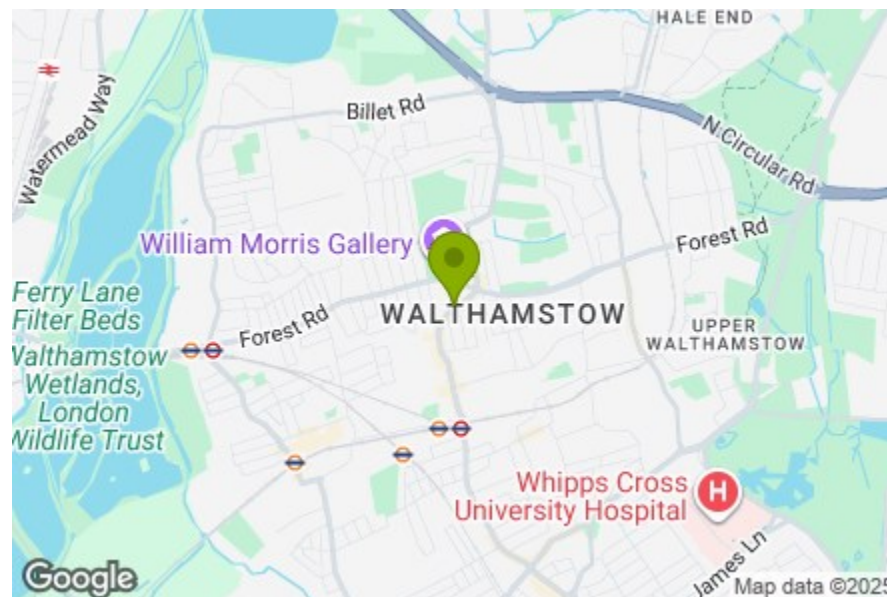
All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room
11'9" x 24'8"

Balcony
23'1" x 4'8"

Bedroom
11'1" x 14'10"

Bathroom
6'9" x 6'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	86	86
	(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 £390,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- Modern build
- Immaculately presented
- Ninth Floor
- Excellent transport links
- Moments away from Walthamstow Central Station
- Sought after location

This smart and stylish one-bedroom apartment is set on the ninth floor of a well-designed modern development, just moments from Walthamstow Central. In fact, it's so close to the tube, you can reach the West End or City in less than 30 minutes door to door if you time it right.

As for inside the home, highlights include the spacious balcony, ample storage, high spec appliances, contemporary fittings and pristine decor. It's all been designed with modern living in mind, ready for you to enjoy.

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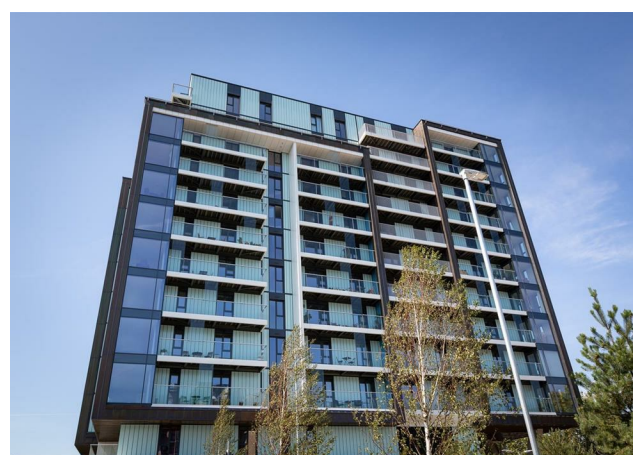
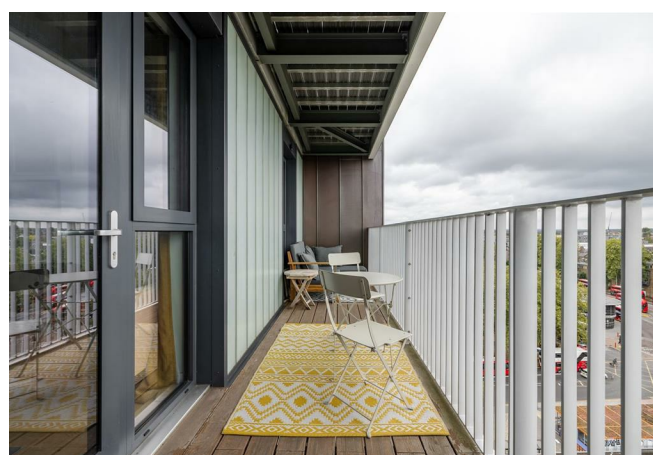
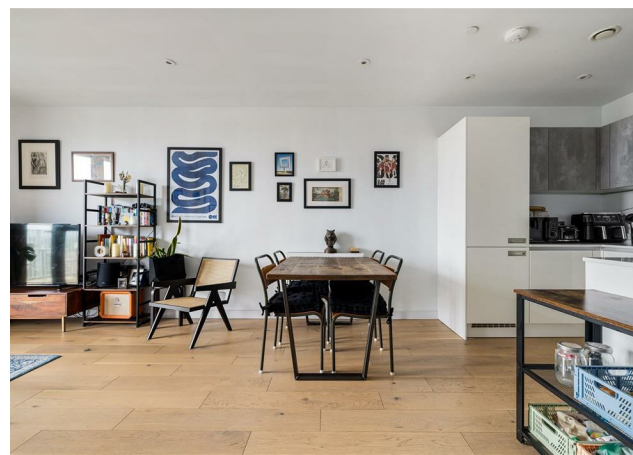
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IF YOU LIVED HERE...

Within the 568 square foot of immaculate internal space, you'll find a large open plan living space with sweeping views and stylish design throughout. The lofty height not only brings fantastic views and plenty of natural light, but also offers an element of energy efficiency.

As you relax on your sofa, you can enjoy the pristine engineered flooring and immaculate neutral decor, while in the kitchen area you have sleek cabinets and integrated appliances, which will make hosting a dream. The ninth floor balcony is a real show-stopper, adding further living space during warmer months. You'll be fighting off guests come firework night.

The bedroom is just as plush, with soft carpeting underfoot and a generous window overlooking the balcony, while the bathroom is as contemporary as you'd hope for such a modern block, with sparkling fittings and an over-tub shower.

Within a short hop of your building you have some excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread, which will be your go-to for coffee and delicious baked goods.

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 17&Central shopping centre, plus the newly opened Forest Cinema. Walthamstow Village is a short stretch further, with its quaint independents and architecturally interesting landmarks. This area is perfect if you're looking to make a group booking for visiting friends or family - try The Queens Arms, The Castle or Eat 17.

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?

- Soon 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.

- Be sure to check out the brand new food court at the 17&Central shopping centre, which is operated by CRATE. There's everything from Vietnamese food to pizza, as well as a fun mini golf.



A WORD FROM THE OWNER...

"We've spent five happy years in our apartment that we're now reluctantly leaving due to work relocation. The flat is an absolute dream being so close to the station with both the Victoria line and overground lines getting you anywhere you need to go in London with ridiculous convenience.

The flat itself has been absolutely perfect for us. Everything feels new, even now. Everything works, it always feels clean and it's never felt small. As previously mentioned, we're very sad to be leaving and would happily stay if we could."

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