

Kitchen/Lounge/Diner
13'10" x 30'6"

Bedroom
9'2" x 12'9"

Bedroom
9'0" x 17'5"

Balcony
24'0" x 4'10"

SIXTH FLOOR

Total Area (Excluding Balcony): 76.4 m² ... 822 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	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 £565,000 Leasehold 2 Bed Apartment - Penthouse



Features:

- Two Bedrooms
- Top Floor Modern Build Penthouse Apartment
- One of Five Open Top Balconies
- Two Bathrooms
- Beautifully Presented
- Views of London
- Next to Walthamstow Central Station

A sky high two bedroom, two bathroom, brilliantly bright balcony apartment. Sat atop a designer development in the very centre of Walthamstow, you have skyline views across our beloved borough and Walthamstow Central station on your doorstep.

120 square feet, with timber decking and a glazed balustrade, your balcony offers superb views thanks to your splendid eleventh floor elevation, for horizon to horizon vistas including the famous City skyline. The south west facing balcony also gets beautiful sunsets over the skyline and Walthamstow Wetlands.

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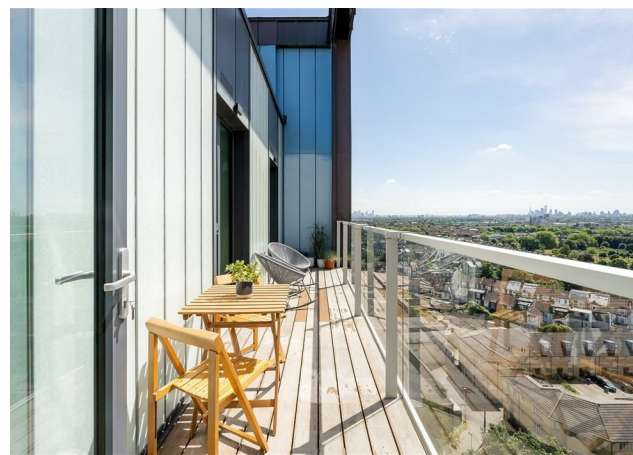
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IF YOU LIVED HERE...

You'll be luxuriating in your 420 square foot open plan lounge and kitchen penthouse, full of natural light from dual aspect floor to ceiling windows, and with one of the few open top balconies in the building. Broad blonde engineered hardwood runs underfoot and you have a constellation of recessed spotlights glimmering overhead. Your kitchen's smartly tucked away to one end, dressed in sleek and seamless white cabinets, home to a full range of integrated appliances and topped with smoky grey counters.

Elsewhere your 150 square foot principal bedroom features balcony with views and a sleek, five star en suite bathroom with stroll in shower cubicle. Next door, bedroom two's finished in tranquil mint green, with another floor to ceiling window making the most of your sky high elevation. Your family bathroom's every bit as sleek as your en suite, with a shower over the tub and smoky sandstone tiling from floor to ceiling.

As noted, Walthamstow Central station is literally on your

doorstep and you can be on the platform barely moments after stepping out of your sleek designer atrium. With direct twenty minute connections to both Liverpool Street and Oxford Circus, you have the City and West End within the easiest of reach. What's more, you're barely ten minutes on foot from our sought after enclave of Walthamstow Village, for peaceful streets home to some of the finest wining and dining spots for miles around.

WHAT ELSE?

- You're spoilt for choice when it comes to a new local, but The Queens Arms in The Village is sure to become a favourite, with a classic gastropub atmosphere, fine wines, real ales and a sumptuous menu.
- There's substantial integrated storage in your hallway, always a welcome bonus in London apartment living.
- Among the newer attractions on your doorstep is CRATE Walthamstow, just a few minutes' walk from your new home. Here you'll find craft beer, great coffee, street food and even mini golf. Great for home workers fancying a change of scene.



A WORD FROM THE OWNER...

"We've have had a fantastic time living in this apartment and have lots of happy memories here as our first family home.

It's incredibly spacious and the floor to ceiling windows provide lots of natural light. The south-west facing balcony has unbeatable top-floor views across London and is a great place to watch picturesque sunsets over the wetlands.

The apartment is well located close to the tube and two overground stations, whilst also being only a short walk from the Village, Sunday farmers' market, breweries and the variety of fantastic restaurants and other attractions Walthamstow has to offer. We will miss grabbing coffee from Incoming Coffee and pastries from Today Bread followed by weekend walks in Epping Forest or Lloyd Park."

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