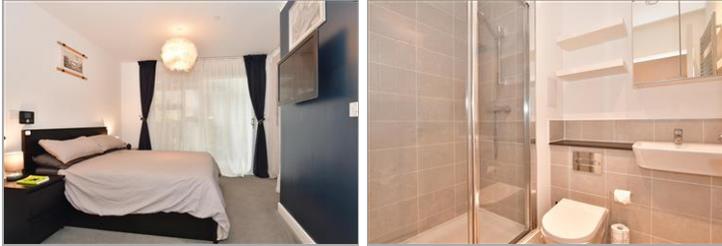
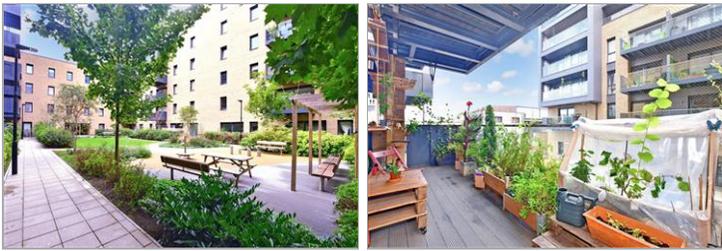




**Offers In  
Excess Of  
£500,000  
Leasehold**

2x  2x  1x 

**Hoffmans Road,  
Walthamstow, E17**



## Main features

- Wheelchair friendly, first floor purpose built apartment
- Private balcony & Communal terrace area
- Open plan lounge/dining/kitchen area
- Allocated parking space with electric car charging point
- Immaculate condition

## Accommodation

### FIRST FLOOR

Lounge/Diner/Kitchen : 24'9 (7.55m) x 15'6 (4.73m) narrowing to 9'2 at narrowest point (2.80m)

Bedroom 1: 12'10 x 11'0 (3.91m x 3.36m)

En-Suite Shower Room

Bedroom 2: 14'0 x 11'6 (4.27m x 3.51m)

Bathroom: 8'0 x 6'11 (2.44m x 2.11m)

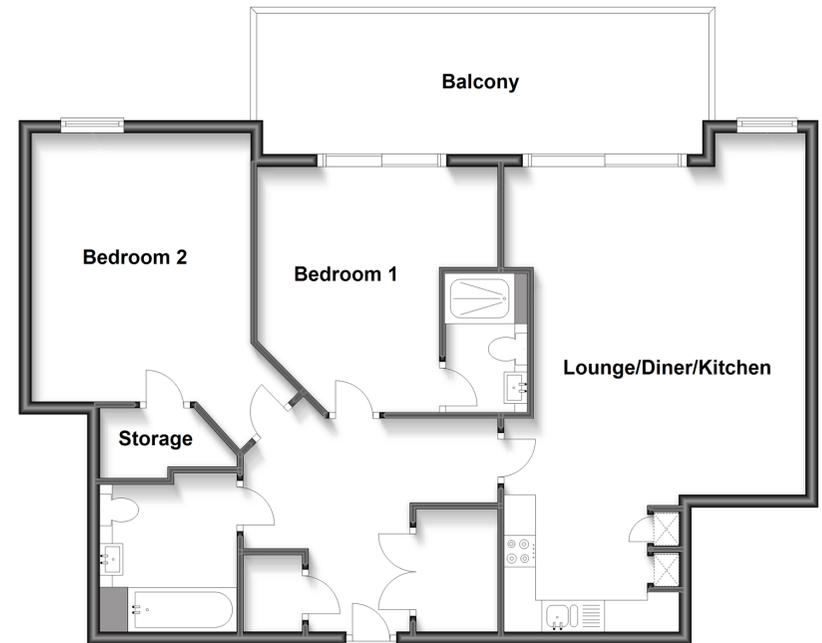
### OUTSIDE

- Balcony
- Communal Terrace
- Allocated Parking Space

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

**First Floor**  
Approx. 85.1 sq. metres (915.8 sq. feet)



53117142/20231023/DM/MT