



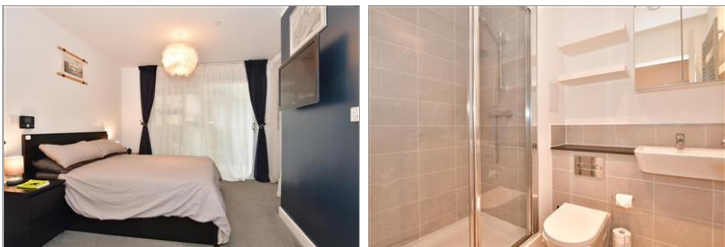
**Offers In  
Excess Of  
£500,000  
Leasehold**

2x  2x  1x 

**Hoffmans Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## 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

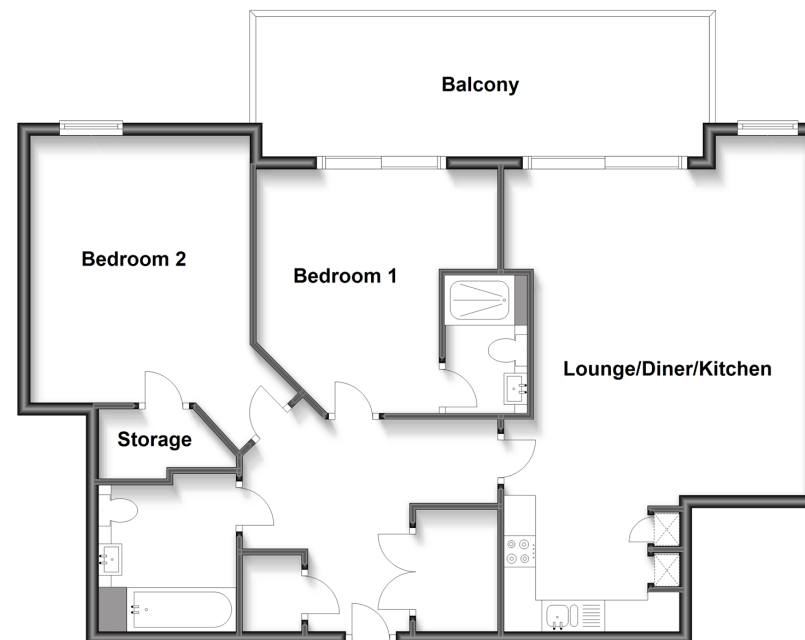
Bedroom 2: 14'0 x 11'6 (4.27m x 3.51m)

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

### OUTSIDE

Balcony  
Communal Terrace  
Allocated Parking Space

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



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- 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