



## Hoffmans Road, Walthamstow, E17 6ZG

### Offers In Excess Of £375,000



**\*\* MODERN 1 BED WITH BALCONY OFF BLACKHORSE LANE - SOUGHT AFTER DEVELOPMENT WITH COMMUNAL GARDENS \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to offer for sale, a stunning one bed apartment, set on the third floor of this sought after development next to Blackhorse Lane in Walthamstow. The property is ideal for first time buyers or buy to let investors, with it being a great size and tastefully decorated throughout, boasting ample light and space. Situated in a prime location, just two minutes' walk from the Tube Station on Victoria Line, getting to Kings Cross in 12 minutes and Oxford Street in 17 minutes.

The property is very well laid out, and features a stylish open plan reception area with fully fitted kitchen, complete with integrated appliances and lots of units to eye and base level. The living area is bathed in natural light and has patio doors leading out to a lovely south facing private balcony, as well as a great size double bedroom and modern three piece bathroom suite.

The apartment is in excellent condition throughout and together with access to the communal garden, there is also the benefit of secure bike storage with excellent cycle routes nearby. With lots of local amenities and being in a sought after location, the property is sure to attract a lot of interest with a number of enquiries in place from those who missed out on the last apartment OC Homes had in the development. Please call the OC Homes sales team to arrange a must see viewing.

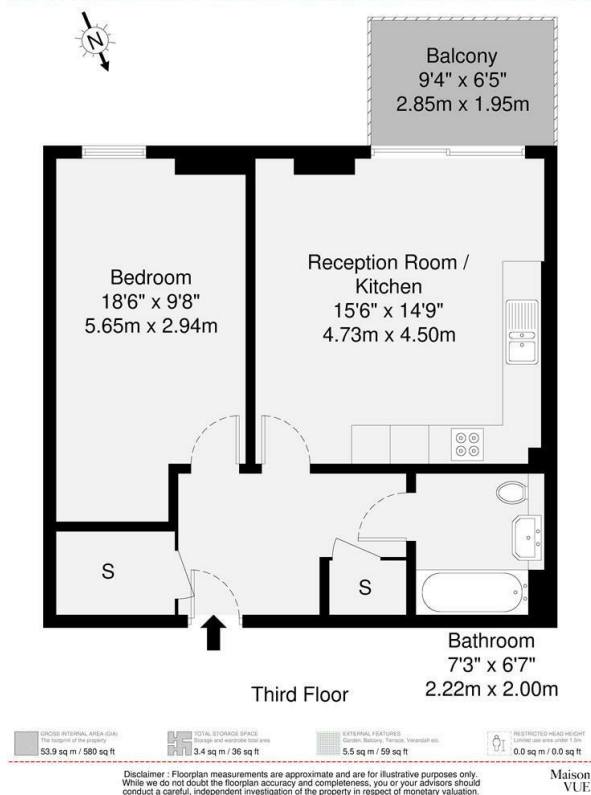
- SPACIOUS ONE BEDROOM APARTMENT
- THIRD FLOOR
- SOUTH FACING PRIVATE BALCONY
- COMMUNAL GARDENS
- SOUGHT AFTER DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

### Viewing

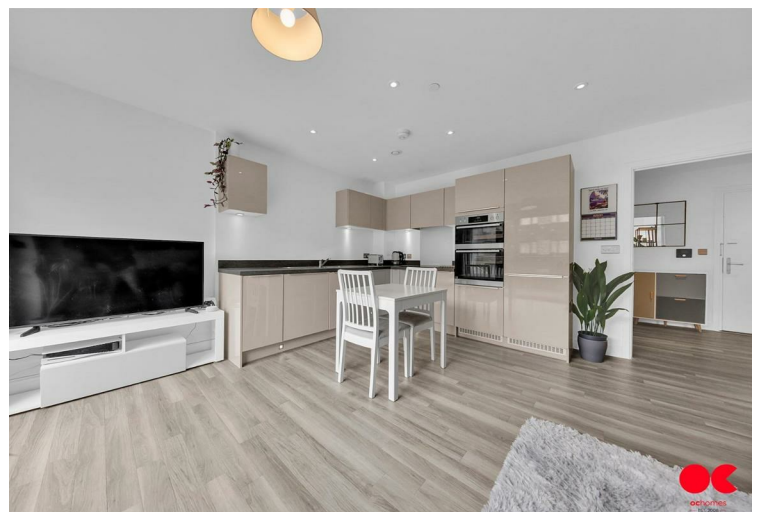
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>	95	95
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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