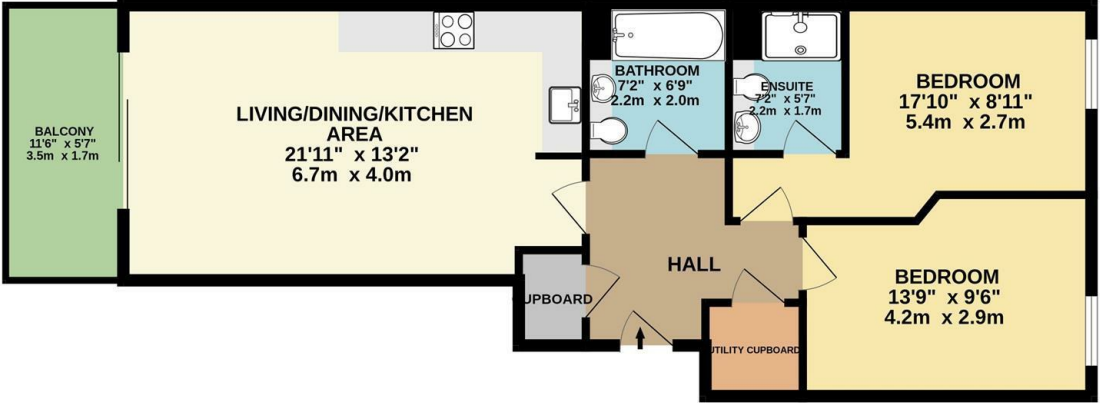



FOURTH FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>86</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



TENURE: Leasehold  
LEASE: 130 from 22/12/2015  
SERVICE CHARGE: £186.44 pcm  
GROUND RENT: NIL  
COUNCIL TAX BAND: C  
EPC RATING: B 86

**CHURCHILL**  
estates

To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

4th Floor | Spacious Two Bedroom | Two Bathroom | Balcony Apartment | Blockhorse road location  
Lease: 130 years from 22/12/2015 | Service charge : £186.44 pcm | Ground rent : Nil

**CHURCHILL**  
estates

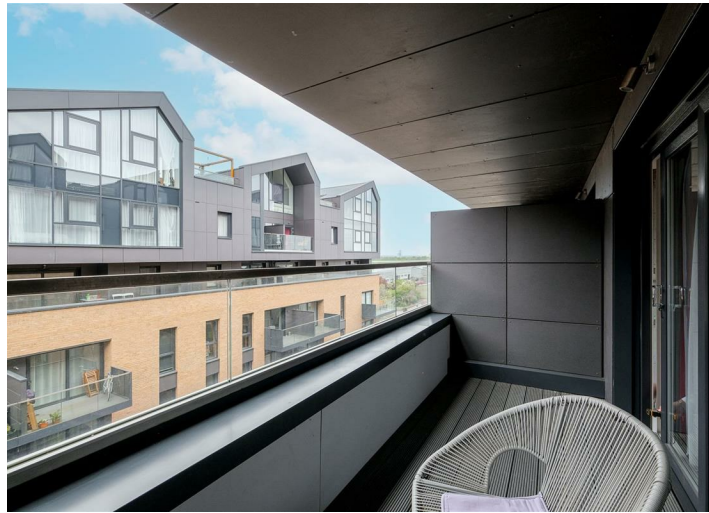
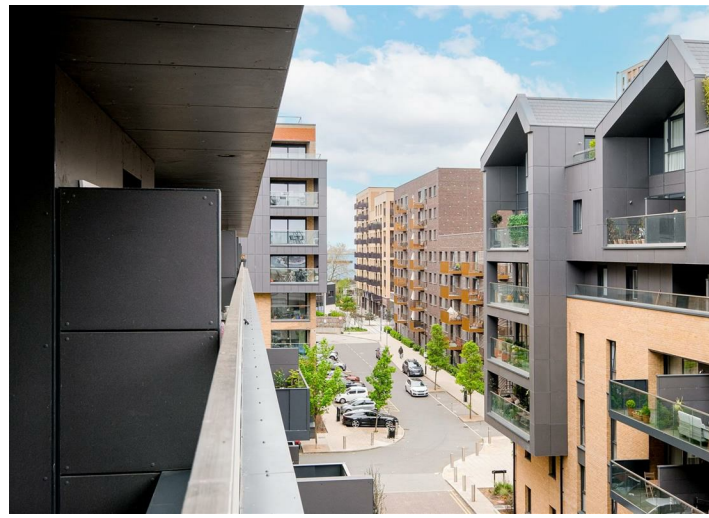
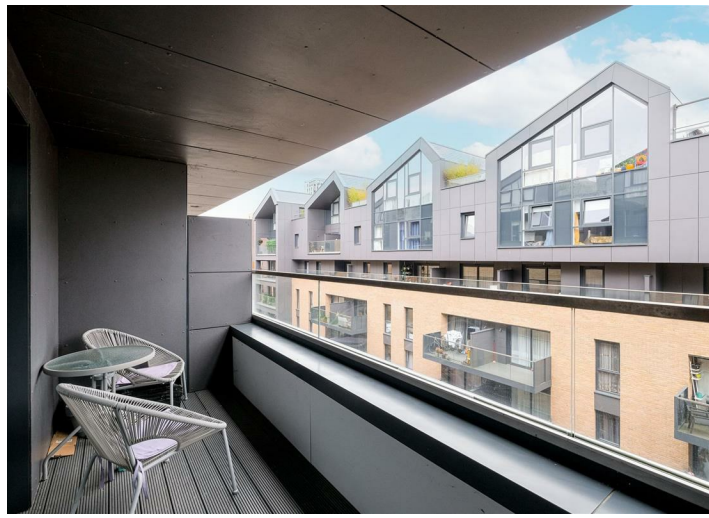


**7 Hoffmans Road, Walthamstow, E17 6ZD**  
Asking Price £485,000 Leasehold



To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)





Set on the 4th Floor, is this spacious Two Bedroom, Two Bathroom, Balcony Apartment, situated in this excellent location, being just a short walk to Blackhorse Road Station 0.2 miles, offering both Victoria Line and Over Ground services, as well as Walthamstow Wetlands, the popular Micro Breweries, Blackhorse Workshops and excellent Bus services.

The property which is accessed via a security video entry phone and lift service, offers well planned living accommodation comprising a generous Living/Dining space with a fitted Kitchen having integrated appliances, in addition there is a good size balcony too, there are two bedrooms, the master having an en-suite shower room, there's also a spacious family bathroom and handy storage cupboard as well as a utility cupboard with the washing machine off the hallway. Externally the development has a peaceful courtyard, being an ideal space to chill out and relax.

Available to purchase on either 100% share or 40% at £194,000 with a rent of £820 pcm, and service charge of £186.44 pcm the property would make a great home for those both working from home or needing to commute, offered with a long unexpired lease, viewing comes highly recommended.

