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Hoffmans Road, London, E17 6ZG  
Offers In Excess Of £650,000

Kings Group estate agents are proud to present this stunning three bedroom duplex apartment. The property is being sold on a chain free basis and benefits from a 10m roof terrace with unobstructed views of the wetlands. You are greeted at the property via a double entry security door as well as access to a bike store with ample space. The property is located on the top floor and can be accessed via either the stairway or in the internal lift. Upon entering the property you are greeted by a spacious entrance hall that gives access to all three double bedrooms as well as the family bathroom and generous utility cupboard housing a Zanussi washer dryer. The master bedroom benefits from luxurious carpets as a beautiful walk in the wardrobe. A fully tiled En-Suite is also accessible from the master bedroom and includes a concealed wall hung W/C as well as a double shower cubicle and hand wash basin with vanity unit. The further two double bedrooms also come with luxurious carpets as well as sizeable windows that over look the communal courtyard and also flood the rooms with natural light. Access to the top floor is accessible from the entrance hall and this is where the property will really blow you away. The top floor comprises a modern open plan living area including a large living/dining and kitchen area which has been interior designed and finished in Kahrs oak engineered wood flooring. This spacious dual aspect room benefits from vaulted ceilings, floor to ceiling windows and bi-folding doors to the terrace. The bespoke kitchen area boasts an island, granite work tops with under mounted sink and mirror splash backs. All appliances are integrated including dishwasher, induction hob, double oven, fridge freezer and extractor fan. In addition the kitchen also has a pantry for extra storage.

**Entrance Hall**  
**15'0" x 7'9" (4.58 x 2.38)**

Double glazed door to side aspect, Stairs to first floor landing, Under stairs storage cupboard, Kahrs wood engineered wide plank flooring, Power point and Utility storage cupboard (1.13m x 1.72m).

**Lounge/Diner**  
**18'0" x 27'5" (5.51 x 8.37)**

Double glazed windows to side and rear aspect, Double glazed bi-folding doors leading to roof terrace, Kahrs oak engineered wood flooring, Full width feature TV wall with built-in storage. Two double radiators, Phone points, TV points, Power points and Vaulted ceilings.

**Kitchen**

Double glazed window to rear aspect, Mirrored splash backs, Range of base and wall units with flat top granite work surfaces, Kahrs oak engineered wood flooring, Integrated cooker with double electric oven and induction hob, Integrated extractor hood, Sink drainer unit, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher, Breakfast island, Spotlights, Power points and Pantry (1.98m x 0.93m)

**Roof Terrace**

**34'8" x 9'1" + 25'2" x 10'6" (10.59 x 2.78 + 7.69 x 3.22)**

Glass balustrade, Decking, Water tap, External power points, LED lighting strips and Retractable pergola.

**Bedroom One**

**21'1" x 9'1" (6.43 x 2.78)**

Double glazed window to side aspect, Double radiator, Carpeted flooring, Walk in wardrobe, Phone point, TV point and Power points.

**En-Suite**

**5'4" x 7'2" (1.63 x 2.20)**

Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle with electric shower, Hand wash basin with mixer tap and vanity unit, Low level W/C with concealed cistern, Fully tiled walls and Spotlights.

**Bedroom Two**

**9'3" x 14'2" (2.83 x 4.32)**

Double glazed window to side aspect, Single radiator, Carpeted flooring, Phone point, TV point and Power points.

**Bedroom Three**

**12'5" x 12'6" (3.80 x 3.82)**

Double glazed window to side aspect, Single radiator, Carpeted flooring, Phone point, TV point and Power points,

**Family Bathroom**

**7'2" x 6'8" (2.19 x 2.04)**

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and electric shower, Hand wash basin with mixer tap and vanity unit, Low level flush Roca W/C with concealed cistern, Shaver point, Tiled walls and Spotlights.

