

Kitchen / Reception Room
30'4" x 16'2"

Bathroom
7'0" x 6'9"

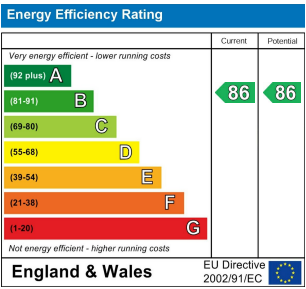
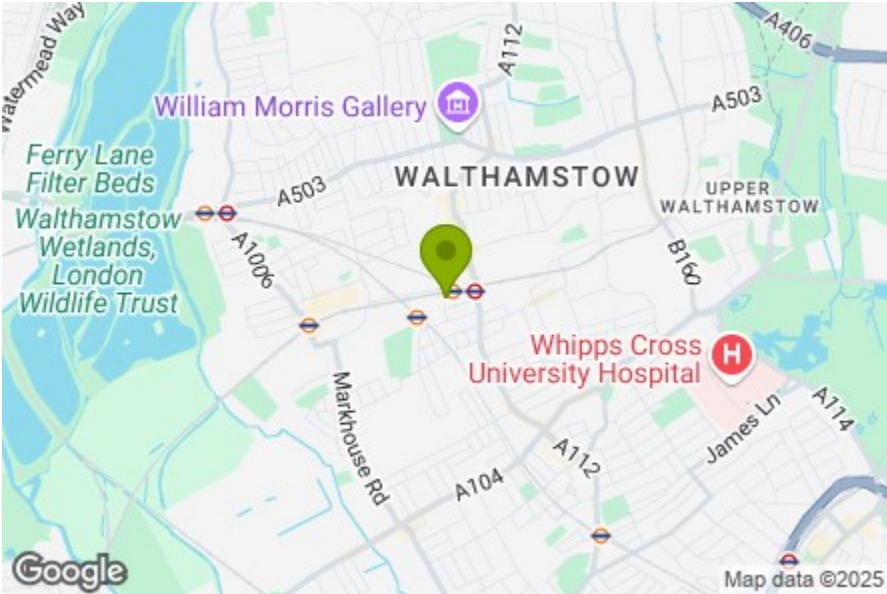
Bedroom
10'10" x 10'8"

Bedroom
14'11" x 11'2"

Ensuite
6'8" x 5'0"

Balcony
23'5" x 4'11"

Total Area: 79.8 m² ... 859 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



STATION APPROACH, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Immaculately Presented
- Large Balcony
- Open Plan Kitchen Diner
- Walthamstow Central Station Location
- Views of London
- Walking distance to Walthamstow Village

A strikingly smart and well-appointed two-bedroom, two-bathroom apartment on the 4th floor of Walthamstow's most sought-after designer development, enviably located right in the heart of the action. With a large 30-foot kitchen/diner, a private balcony and expansive views across the entire borough, the design and decor is immaculate, elegant and reassuringly high-end throughout.

Location-wise, you're perfectly placed to enjoy historic Walthamstow Village, local markets and amenities as well as many bars and restaurants. Just a few steps away, Walthamstow Central station, connects you to Oxford Circus and Liverpool Street in 20 mins.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside, and you're welcomed by a spacious hallway that sets the tone for this stylish home. First stop: the bathroom, a blend of sandstone and chrome, complete with a rainfall shower over a glazed combination bath, a floating vanity sink, and a heated towel rail to keep things toasty.

Further down the hall, past built-in double cupboards offering that coveted storage, you'll find the huge, triple-aspect kitchen/reception room. Sunlight floods in from every angle, bouncing off blonde engineered flooring that stretches the full length of the space. A midnight blue feature wall adds character, contrasting with the crisp white cabinetry of the kitchen. Here, integrated appliances, glossy finishes, and chrome fittings keep things effortlessly sleek, with LED downlighting tucked under the wall-mounted units for an ultra-modern touch.

At the far end, the sheltered 23.5ft long balcony beckons. Set with decking and a glass balustrade, it offers uninterrupted views across the borough—the perfect spot for a morning coffee or an evening wind-down.

The principal bedroom is a peaceful hideaway, with soft carpeting underfoot and a floor-to-ceiling window flooding the space with light. A built-in mirrored double wardrobe provides ample storage, and the ensuite—featuring a walk-in shower and

the same sandstone and chrome styling—adds a luxurious touch.

The second double bedroom is just as inviting, with an extended full-height window for extra light and the same soft carpeting.

WHAT ELSE?

- Walthamstow Central Station has fantastic transport links, including the Victoria and Overground lines, as well as plenty of buses to choose from. With direct 20 mins runs to Liverpool Street and Oxford Circus, putting both the City and West End within easy reach. Queens Road Overground Station on the Suffragette line is also a short walk away.
- After a big refurbishment, Soho Theatre Walthamstow launches in May to much anticipation.
- The peaceful, leafy oasis of Walthamstow Village, is home to a huge range of independent, artisanal gastropubs, bars and restaurants.
- Walthamstow High Street and famous street market – the longest in Europe is within easy reach and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in east London to help convince you, too.
- Walthamstow Wetlands covering 500 acres and Europe's largest urban nature reserve, is 25 min on foot or just 5 mins by bike is the perfect place to escape the city.



A WORD FROM THE OWNERS...

"When we first viewed the apartment and saw the breathtaking views over the city, we knew we had to live here. Walthamstow has been an amazing suburban oasis with an unrivalled blend of small independent cafes, shops and restaurants with green open spaces including the Wetlands, Lloyd Park and Epping Forest, all while being only 1 minute to Walthamstow Central Station. A new build which completed in 2019 and still under the 10 year NHBC warranty and very well looked after. There is a great community among residents which has been invaluable for info sharing, borrowing things, giving away furniture and socialising! We came to the area as young professionals and then later started a family and found the area to be perfect for both stages of our life, both incredibly vibrant and social, together with being amazingly family friendly. We have loved living here."

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