

Total Area (Excluding Balcony): 79.1 m² ... 852 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Kitchen / Lounge / Diner
13'2" x 24'7"

Bathroom
6'9" x 8'11"

Hall

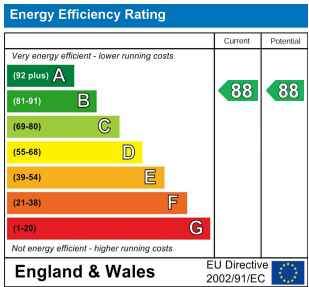
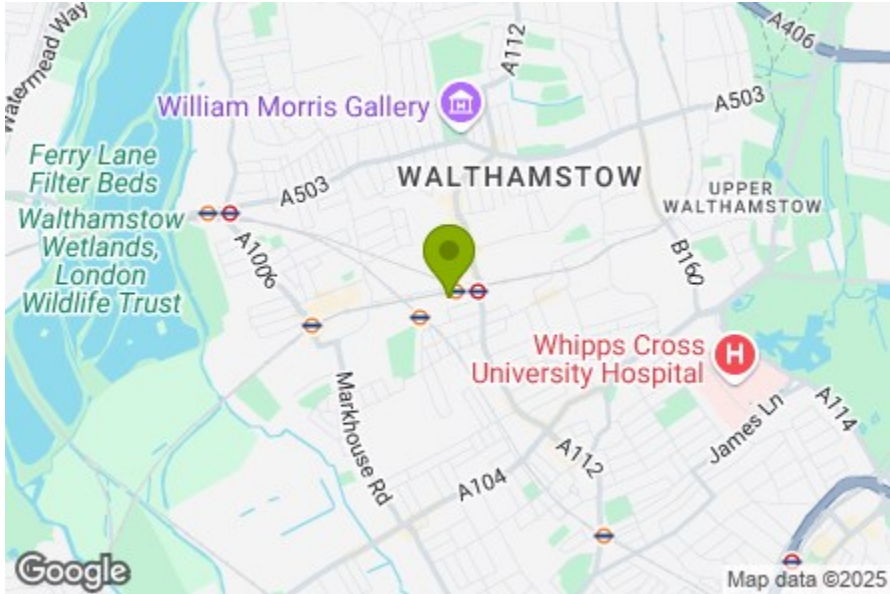
Storage
5'7" x 7'5"

Ensuite
5'0" x 7'4"

Bedroom
10'6" x 16'11"

Bedroom
9'0" x 11'3"

Balcony
27'8" x 5'1"



STATION APPROACH, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Modern Build Apartment
- Well Presented
- Two Bathrooms
- Balcony
- Views of London
- Next to Walthamstow Central Station

This well-presented two-bedroom, two-bathroom apartment sits within a modern development in the heart of Walthamstow, offering contemporary living with light-filled, stylish interiors and a private balcony showcasing sweeping views of the London skyline. Perfectly placed for city connections, it's right next to Walthamstow Central Station, making commuting effortless. With a spacious open-plan layout, high-quality finishes throughout, and an array of cafés, shops, and green spaces on the doorstep, this home blends comfort, convenience, and the buzz of East London living.

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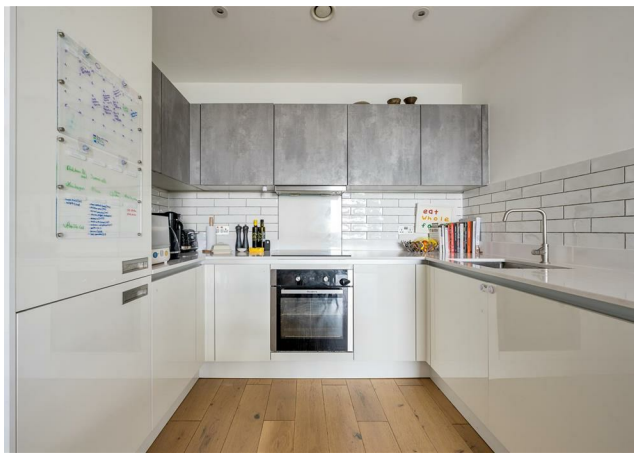
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IF YOU LIVED HERE...

As you enter, you're welcomed by a bright, well-proportioned hall that offers seamless access to every room. Finished with warm wood flooring, it sets an inviting tone, while a large double-door storage cupboard provides a practical solution for coats, shoes, and household essentials.

To the right, the open-plan kitchen, lounge, and dining area unfolds as a generous, sociable heart of the home. This airy, versatile space is designed for both relaxation and entertaining, complete with contemporary two-tone cabinetry, classic tiled splashbacks, and integrated appliances for a streamlined finish. Natural light pours through expansive glazing, with a door leading directly onto the balcony. There's plenty of room for dining, unwinding, or working from home, all complemented by clean lines and a soft, neutral palette.

Stretching almost the full width of the apartment, the south-west facing balcony provides an elevated vantage point with panoramic views across rooftops, green spaces, and the London skyline, perfect for morning coffee or evening drinks as the city comes alive.

The bathroom sits off the hall, finished in a warm, neutral palette with classic tiling and thoughtful details. It features a relaxing bath with an overhead shower, mirrored cabinet, and handy undersink storage.

The main bedroom is a peaceful retreat, featuring a built-in mirrored wardrobe and two tall windows that bring in natural light. It's served by an ensuite shower room,

echoing the bathroom's elegant design but offering a large walk-in shower for added convenience.

The second bedroom is a well-proportioned double, offering flexibility as a guest room, nursery, or home office, with soft carpeting and a window overlooking the balcony.

Beyond the front door, you'll find yourself perfectly placed to enjoy everything this vibrant pocket of Walthamstow has to offer. The neighbourhood blends a strong sense of community with a lively, creative spirit, reflected in its independent cafés, welcoming pubs, and weekly markets. Walthamstow Village is within easy reach, offering a charming mix of historic architecture, cosy eateries, and relaxed wine bars tucked along leafy streets. Green spaces are plentiful too, with Lloyd Park providing a welcome retreat for weekend strolls, picnics, or exploring the gardens surrounding the William Morris Gallery. For coffee lovers, artisan spots like Today's Bread add to the area's laid-back yet dynamic vibe, while a growing selection of local shops and restaurants continue to make this one of East London's most sought-after neighbourhoods.

WHAT ELSE?

For travel further afield, you're superbly connected. Walthamstow Central station is just moments away, offering speedy Victoria Line and Overground services into the City and West End. Walthamstow Queens Road station is also within easy reach, expanding your Overground options. Numerous bus routes pass through the area, providing direct links to Stratford, Hackney, Leyton, and beyond—whether you're commuting, heading for a day of shopping, or exploring East London's vibrant hubs, transport here couldn't be more convenient.



A WORD FROM THE OWNER...

"We have lived here for 6 years and have had the best time. You will be able to experience the best of London living in this Walthamstow location, situated in the capital's most sought-after borough. Residents are steps away from a vibrant lifestyle, with walking access to diverse amenities: everyday essentials at numerous supermarkets, leisure and entertainment at popular breweries, and the natural beauty of Lloyd Park and the Wetlands. Explore the charm of Walthamstow Village and enjoy cultural experiences at the new SOHO Theatre, all within easy reach. Moreover, central London is exceptionally accessible via three separate train lines, offering rapid connections: 20 minutes overground to the tranquility of Hampstead Heath, 25 minutes to the shopping hub of Oxford Circus, 18 minutes overground to the financial district of Liverpool Street, and 15 minutes to the transport hub of King's Cross. The strong sense of community is a defining characteristic, creating a truly special place to live, with plenty of exciting growth to come in the area."

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