

Balcony
21'8" x 4'10"

Bedroom
9'3" x 16'10"

Ensuite
5'0" x 6'9"

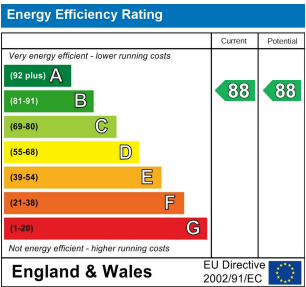
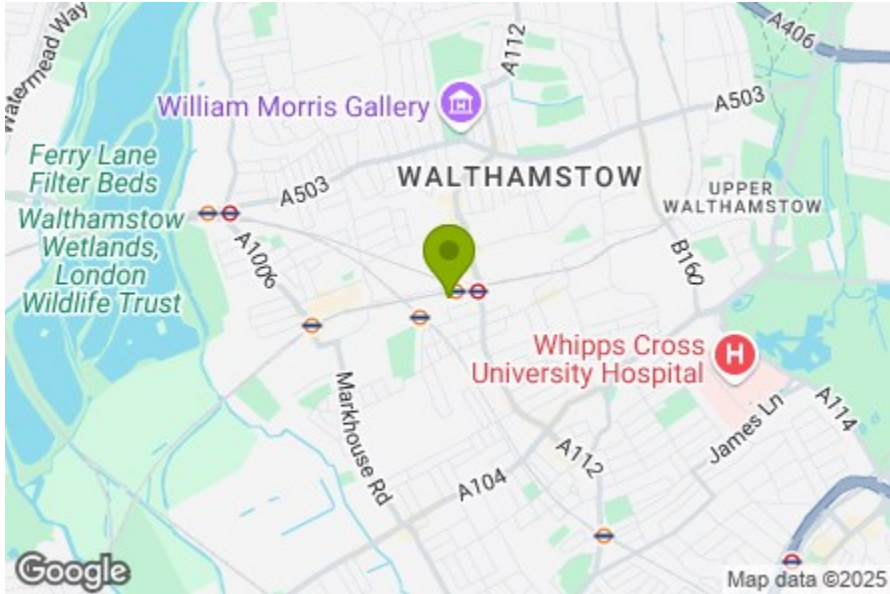
Bedroom
9'2" x 13'2"

Bathroom
6'10" x 6'9"

Kitchen / Lounge / Diner
13'5" x 24'8"

Total Area (Excluding Balcony): 86.8 m² ... 934 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.



STATION APPROACH, WALTHAMSTOW

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



Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Amazing Views Of London
- Tenth Floor
- Next to Walthamstow Central Station

Located on the tenth floor of a modern development, this two-bedroom, two-bathroom apartment offers impressive views across the London skyline. The interior is well laid out, with generous proportions and a private balcony that makes the most of its elevated position. Right next to Walthamstow Central station, you'll have instant access to the Victoria Line, Overground, and a buzzing town centre just moments from your front door. Combining contemporary living with exceptional connectivity, this is an ideal base for anyone looking to enjoy the best of East London with everything close at hand.

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IF YOU LIVED HERE...

This thoughtfully arranged apartment opens into a wide entrance hall with wood flooring and crisp white walls. From here, all rooms flow with ease, including a deep storage cupboard tucked discreetly to one side.

The open-plan kitchen, living and dining area stretches the full depth of the home, offering a generous footprint for both entertaining and everyday use. Gloss-white lower units contrast with matte grey wall cupboards along the rear wall, paired with integrated appliances and smooth worktops. Warm wood flooring runs throughout, and full-height glazing at the far end leads directly to a private west-facing balcony.

Step outside and take in an extraordinary panorama, an ever-changing cityscape that dazzles by day and glows after dark. With timber decking underfoot and views that stretch to the horizon, this outdoor space is a striking extension of the living area.

The main bedroom sits quietly at the rear, featuring twin windows, soft carpeting, and a mirrored fitted wardrobe. An adjoining ensuite echoes the finish of the main bathroom, with warm-toned tiles, a mirrored cabinet, and built-in shelving.

The second bedroom also enjoys a calm setting and far-reaching outlook, with neutral décor and ample space for a double bed or home workspace. Completing the layout,

the bathroom continues the cohesive design, with coordinating tiles, integrated storage, a full-size bath and overhead shower, combining comfort and function in a streamlined finish.

The surrounding area is alive with character and creativity, with plenty to explore in every direction. Just under ten minutes away, Walthamstow Village blends historic charm with a thriving independent spirit—think tree-lined streets, artisan bakeries, and much-loved spots like The Nags Head and Eat 17. For a burst of colour, God's Own Junkyard dazzles with neon art in a working salvage yard. Green spaces abound too, from the community feel of Lloyd Park to the tranquillity of Walthamstow Wetlands. Hoe Street adds extra energy with its mix of cafes, bakeries, and longstanding local favourites. Whether you're after nature, culture, or a standout flat white, this location has it all close to hand.

WHAT ELSE?

This location truly stands out for its unbeatable connectivity. Walthamstow Central is quite literally on your doorstep, offering rapid access to the Victoria Line and Overground, making journeys into the city or across London effortless. Just five minutes away, Walthamstow Queens Road adds even more flexibility. It's rare to find such excellent transport links in a setting that feels so full of local character.



A WORD FROM THE OWNER...

"Fantastic 10th floor apartment with a good-size outdoor space looking over south-west London - perfect for those who enjoy sunset views. The property is located within minutes walk to transportation as well as charming shops & cafes at the village. Easy access to Central London areas and very good rental returns for investors. Lots to do in this vibey neighbourhood. My favourites are the farmers markets, the new soho theatre and enjoying a day out cycling to various parks and wetlands. There are often interesting and unique things to do in the area such as new cafes and breweries, new theatre and farmers markets. Lots of green spaces nearby and very enjoyable to cycle around. Most importantly, the property is very close to various modes of transportation and can get to London areas easily."

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