

Lounge/Dienr  
23'7" x 13'5"

Bedroom 1  
17'0" x 9'6"

Ensuite  
6'10" x 5'6"

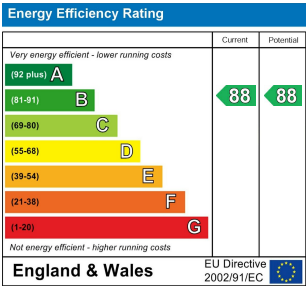
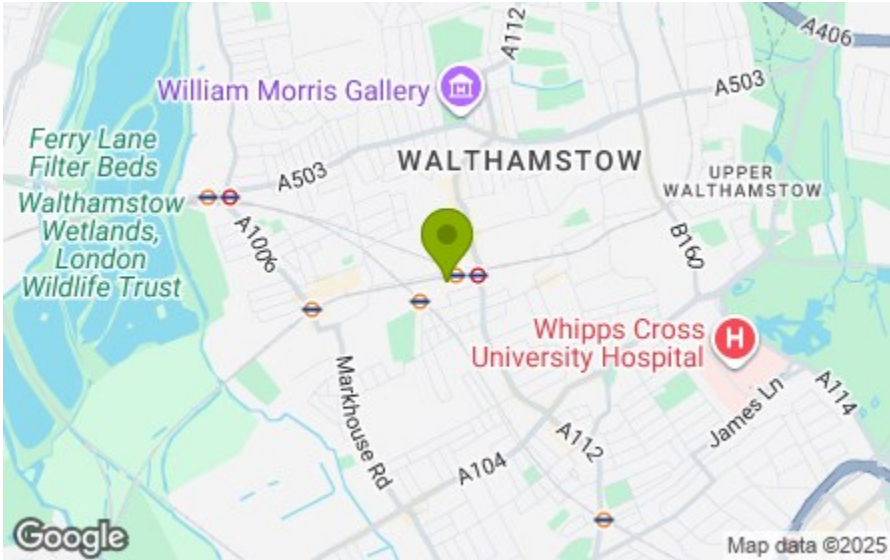
Bedroom 2  
13'1" x 9'10"

Bathroom 3.0 x 2.8

TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

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

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STATION APPROACH, WALTHAMSTOW  
£2,495 Per Month  
2 Bed Apartment - Purpose Built



Features:

- Available Now
- Two Double Bedrooms
- Two Bathrooms
- Amazing Views Of London
- 10th Floor
- Car Free Development (No Parking)

A spacious and immaculate two bedroom apartment, part of one of Walthamstow's newest high-end purpose-built designer developments. This is city centre living at its finest; you're enviably located in the very centre of Walthamstow, with the delights of leafy and part-pedestrianised Walthamstow Village within easy reach.

Walthamstow Gateway is a brand new designer development just moments from Walthamstow Central. All apartments benefit from cycle storage, three months of free superfast Hyperoptic broadband and lengthy guarantees on both construction and appliances. From the double height atrium on up, it's a hugely impressive address.

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
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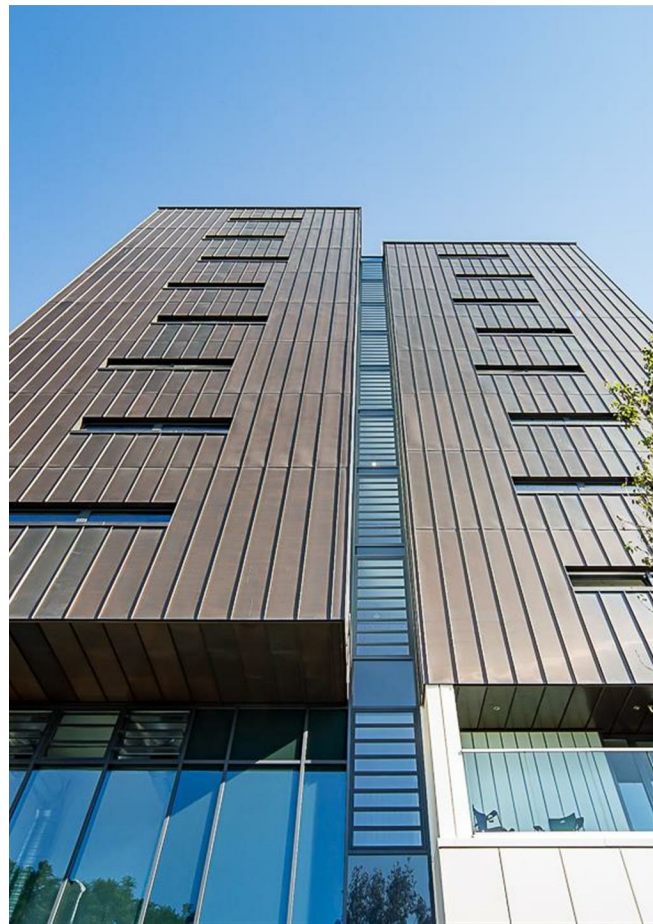
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id@stowbrothers.com  
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propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE

You'll be cooking up a storm in your pristine custom-designed Leicht kitchen; a triumph of German design. With an integrated fridge freezer and dishwasher, under unit LED lighting and a fitted washer dryer, this flawless design will surely be a talking point for all visitors. The dining and lounge areas (the entire open-plan living space is a jaw-droppingly capacious 490 square feet) are just as covetable and both overlook your spacious 100 square foot balcony – a perfect spot for al fresco dining and morning coffee while you enjoy impressive city views.

Both bedrooms are plushly-carpeted, luxuriously-fitted doubles with an artful statement wall. Bedroom two comes with a balcony view while your master looks out over the bustling, lively city centre. Finally, your bathroom is a pristine and impeccable space decked out in gleaming cream tiles, designer taps and a thermostatic shower mixer; an ideal space to wash away a busy

day. The apartment also comes with CCTV to the lobby entrance and a video entry system.

Outside and the nine-screen Empire Cinema, Walthamstow Mall and myriad attractions of Hoe Street are all within easy reach. You're also ideally located for Walthamstow Village – it's just an eight minute stroll away for peace, quiet and some the finest independent bars, restaurants and gastropubs for miles around. From the cocktail cool of Eat17 to the cosy fires, friendly cats and fairy-lit garden of The Nag's Head, there's something for everyone.



#### WHAT ELSE?

- Walthamstow Central Station is right on your doorstep with direct, twenty minute runs to Oxford Circus and Liverpool Street.
- For your new local can we recommend The Castle? It's a sumptuous Village gastropub with fantastic Sunday Roasts. Only an eight minute walk.
- Fancy stretching your legs? A leisurely thirty minute stroll brings you to Hollow Ponds where you can hire a row boat on sunny afternoons.

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