

# settle.



Station Approach, Hoe Street

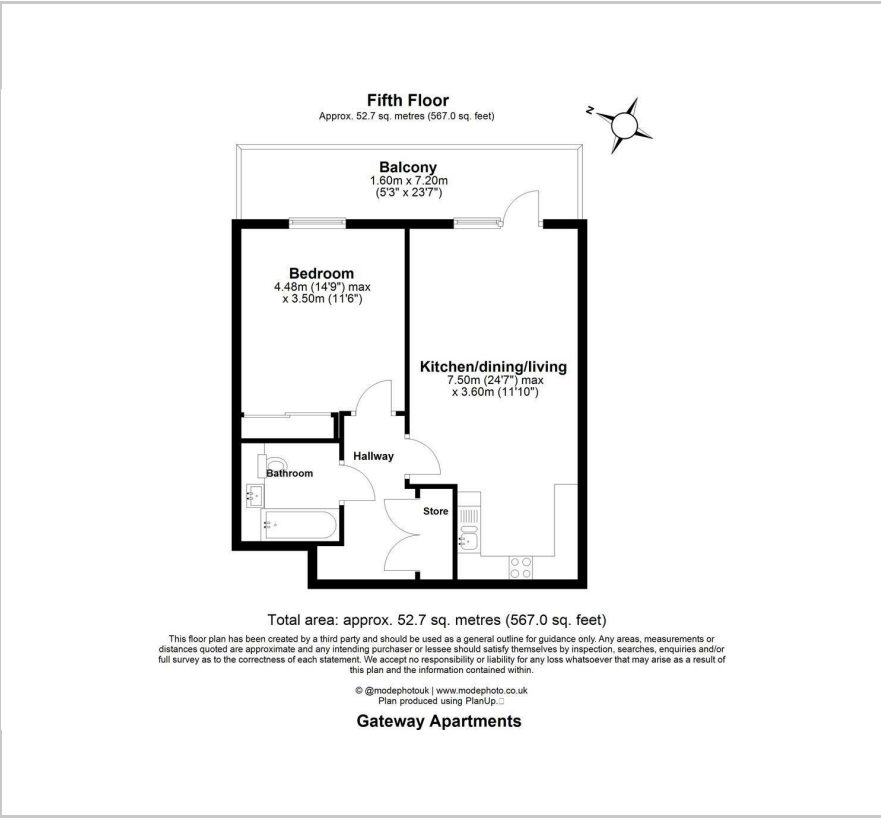
, London, E17 9SL

Guide price £370,000



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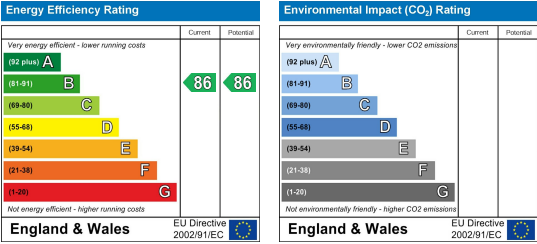
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- 0.1m To Walthamstow Central Station
- Open Plan Layout
- Sought After Development
- 0.2m To Walthamstow Queens Road Station
- Features A Private Balcony
- 52.7 Sq M - 567.0 Sq Ft



\*\*\*Guide Price £370,000 to £400,000\*\*\*

Step into this stylish fifth-floor apartment in the heart of Walthamstow Central — a home designed for modern living.

The open-plan kitchen, dining and living area is bright and welcoming, perfect for quiet nights in or evenings entertaining friends. From here, full-height doors open onto a private balcony, extending the living space outdoors — ideal for morning coffee, fresh-air working from home, or relaxing on summer evenings.

Built with efficiency and comfort in mind, the flat is highly energy-efficient and well sound-insulated — keeping running costs low and ensuring peace and quiet in the middle of the city.

The bedroom is well-proportioned and comfortable, complete with a fitted wardrobe offering plenty of storage space. A sleek modern bathroom and a handy storage room add further everyday convenience.

Whether you're taking your first step onto the property ladder, looking for a smart city base, this home offers the best of Walthamstow living in a well-connected location.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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