






# Station Approach, Hoe Street, Walthamstow, London,

Offers In Excess Of £400,000

Leasehold

**FOR SALE**

 1  1  1

- 1 Double bedroom modern built 7th floor apartment
- Open plan lounge/kitchen/diner
- Next to Walthamstow Central Station tube station
- Walking Distance to Walthamstow Village
- Ideal first time purchase or buy to let investment
- Views accross London skyline
- High Street shopping amenities close by
- EPC rating: B (86) & Council tax band: B
- Chain-free
- Internal: 562 sq ft (52 sq m)

A beautiful, purpose-built apartment, offering truly breathtaking views across Walthamstow, East London and beyond. With Central station quite literally on your doorstep and the ever popular Village a stone's throw away, this property is as brilliantly located as it is immaculately presented.

The main reception is awash with natural light, thanks to dual aspect doors and windows. It's open plan but easily divisible with furnishing into a dining area, lounge space and contemporary kitchen. The private balcony offers outside space to relax or entertain, whilst also providing those incredible views over London. The bedroom is a solid double, complete with build in wardrobe, whilst the three piece bathroom has a rainfall shower over the tub.

As we mentioned above, the flat has a brilliant location. It's moments away from Walthamstow Central station, where the Victoria line gets you to Oxford Circus in 20 minutes and to King's Cross St Pancras in 16 minutes. The Overground service whisks you to Liverpool Street in 17 minutes. Bus services are easily accessible too.

Walthamstow Village is just the other side of Hoe Street. It has wide range of independent shops, gastro pubs and eateries, including Eat 17, Orford Road Tapas, hometipple, and The Queens Arms to name but a few.

Green spaces are close by too - make sure to check out Lloyd Park, home to the award-winning William Morris Gallery, or venture down to Walthamstow Wetlands, the largest urban wetlands in Europe.

A stylish and contemporary home in east London, brilliantly presented and close to everything. Shall we take a look...?

# Station Approach, Hoe Street, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase & lift to all floors and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open plan lounge/kitchen/diner

24'9 x 11'10

Door to balcony.

### Bedroom

15'2 x 11'1

### Bathroom

6'10 x 6'9

### Balcony

23'2 x 4'9

### Additional Information:

Lease Term - From and including 1 May 2018 to and including 20 April 2268.

Lease Remaining: 244 years remaining.

Ground Rent: £300 per annum.

Service Charge: £2,021 - per annum (Service charge includes building insurance).

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

### Notice:

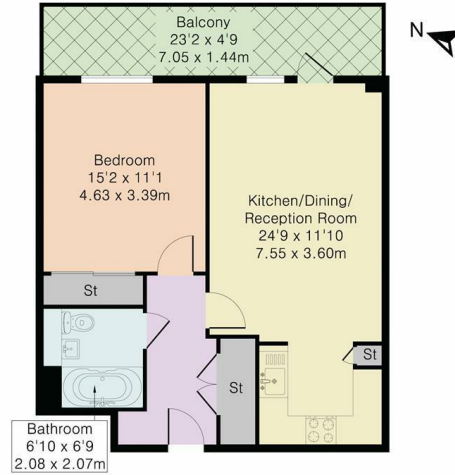
All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 562 sq ft – 52 sq m



Seventh Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## MAP



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