



## Station Approach, Hoe Street, Walthamstow, E17

Offers In Excess Of £500,000

**FOR SALE**

 1  2  2

Leasehold

- Modern purpose-built 5th floor apartment
- 2 Double bedrooms
- Open plan lounge/kitchen/diner
- Stunning views overlooking London skyline
- Double glazing
- Moments from Walthamstow Central tube station
- Short walk to Walthamstow Village
- EPC rating: B (83) Council tax band: C
- Balcony & Communal roof terrace
- Internal: 876 sq ft (81 sq m)

A truly wonderful two bedroom apartment in a purpose built block, with breathtaking views across East London and beyond. With Walthamstow Central station on your doorstep and the Village a hop, skip and a jump away, this beautiful flat is both brilliantly located and immaculately presented.

The open plan kitchen/reception is a modern, light-filled space with full height windows at one end and a door leading out onto the private balcony. Open plan, it's easily divisible with furnishing into a dining area, lounge space and contemporary kitchen, making this a multi-purpose space that will make entertaining just as easy as relaxing. That private balcony we mentioned extends the room outside, and offers those incredible views over London.

Both the bedrooms are solid doubles, with the principal bedroom enjoying an ensuite shower room.

The location of the property is hard to beat, being 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 a wide range of independent shops, gastro pubs and eateries, including Eat 17, Orford Road Tapas and The Queens Arms to name but a few.

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

This is a beautiful home, and brilliantly located, whether for work or pleasure.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Accessed via secure entry phone system leading into:

### Communal Hallway

Lift and stairwell leading to flat (fifth floor) & roof terrace.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to open plan lounge/kitchen, bedroom one, bedroom two & bathroom.

### Open Plan Lounge/Kitchen

31'7 x 12'0

Door to balcony.

### Bedroom One

13'9 x 11'8

Door to:

### En-Suite

7'8 x 4'5

### Bedroom Two

11'7 x 11'2

### Bathroom

6'11 x 6'7

### Balcony

12'1 x 4'8

### Communal Roof Terrace

### Additional Information:

Lease Term - From and including 16 May 2014 to and including 10 December 2261.

Lease Remaining: 237 years remaining.

Ground Rent: £250 - per annum

Service Charge: £386.13 - per month

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### 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 876 sq ft – 81 sq m



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>83</b>	<b>83</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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