

SEVENTH FLOOR

Total Area (Excluding Balcony): 83.0 m² ... 893 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.

Kitchen/Lounge/Diner
16'0" x 30'5"

Balcony
23'3" x 5'1"

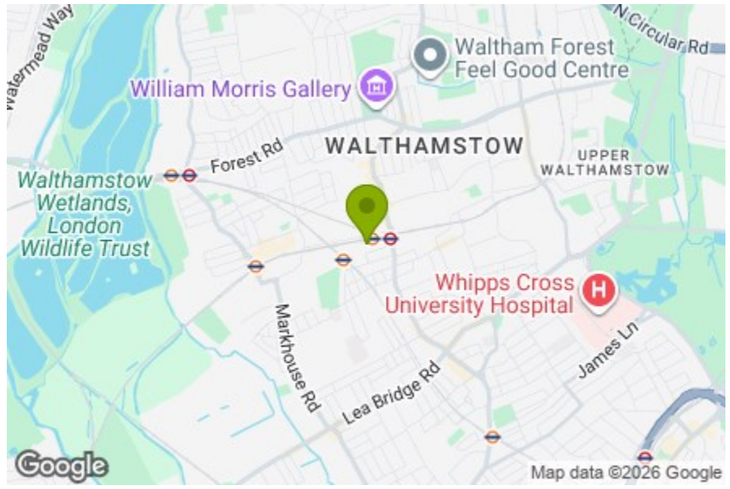
Bedroom
12'11" x 10'7"

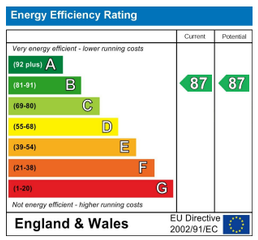
Bedroom
11'3" x 14'10"

Ensuite
6'10" x 4'11"

Storage/Utility

Bathroom
6'9" x 6'9"





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
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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STATION APPROACH, WALTHAMSTOW

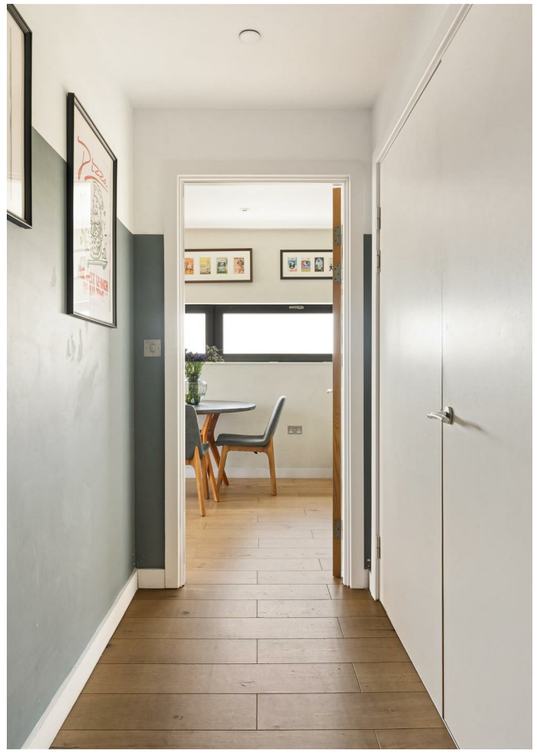
Offers In Excess Of £525,000 Leasehold
2 Bed Apartment

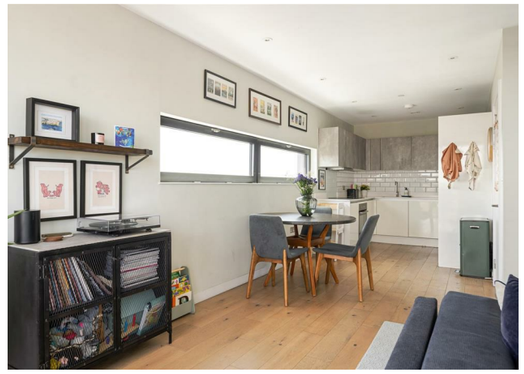
Features:

- Two bedrooms
- Seventh floor
- Circa 893 square feet
- East facing private balcony
- Lots of natural light
- On the doorstep of Walthamstow Central Overground
- Lovely far reaching views over London
- Presented beautifully

Perched on the seventh floor and moments from Walthamstow Central, this beautifully presented two bedroom apartment offers almost 900 square feet of light-filled living, an east-facing private balcony and far-reaching views across London. With the cafés, restaurants and independent shops of central Walthamstow quite literally on your doorstep, this is a home that balances city convenience with a welcoming neighbourhood feel.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Step inside and a generous hallway immediately sets the tone, with soft, contemporary décor and a calm sense of order throughout. The heart of the home is the impressive open plan kitchen, dining and living area, where large windows and glazed doors draw in an abundance of natural light. The kitchen is smartly finished with sleek cabinetry and plenty of worktop space, while the living area offers ample room for relaxing, entertaining or working from home. Beyond, the east-facing balcony is a wonderful spot for a morning coffee, with sweeping views stretching across the capital.

The principal bedroom is a substantial double, finished in warm neutral tones and complete with a stylish en-suite shower room. The second bedroom is equally bright and thoughtfully presented, making an ideal guest room, nursery or workspace depending on your needs. Both rooms enjoy the same elevated outlook that makes this apartment feel so connected to the skyline beyond.

Completing the layout is a spacious family bathroom, finished in contemporary tiles and fitted with a bath and overhead shower. Throughout the apartment, the proportions are excellent, the presentation is immaculate and the seventh-floor position ensures a wonderful sense of light and openness.

WHAT ELSE?

· Walthamstow Central station is right on your doorstep, with Victoria line and Overground services providing fast connections across London.
· The neighbourhood is packed with local favourites, from Chocolatine Bakery and Hucks to The Collab, Tonkotsu and the ever-popular Walthamstow Market.
· Lloyd Park, the William Morris Gallery, God's Own Junkyard and the recently reopened Soho Theatre Walthamstow are all within easy reach, offering plenty to enjoy close to home.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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