



Hoe Street, Walthamstow London

This well-presented apartment offers a modern and practical layout, making it an ideal home for a first-time buyer, professional purchaser or investor. The accommodation is centred around a spacious open-plan kitchen and reception room, creating a sociable living space that is well suited to both everyday living and entertaining.

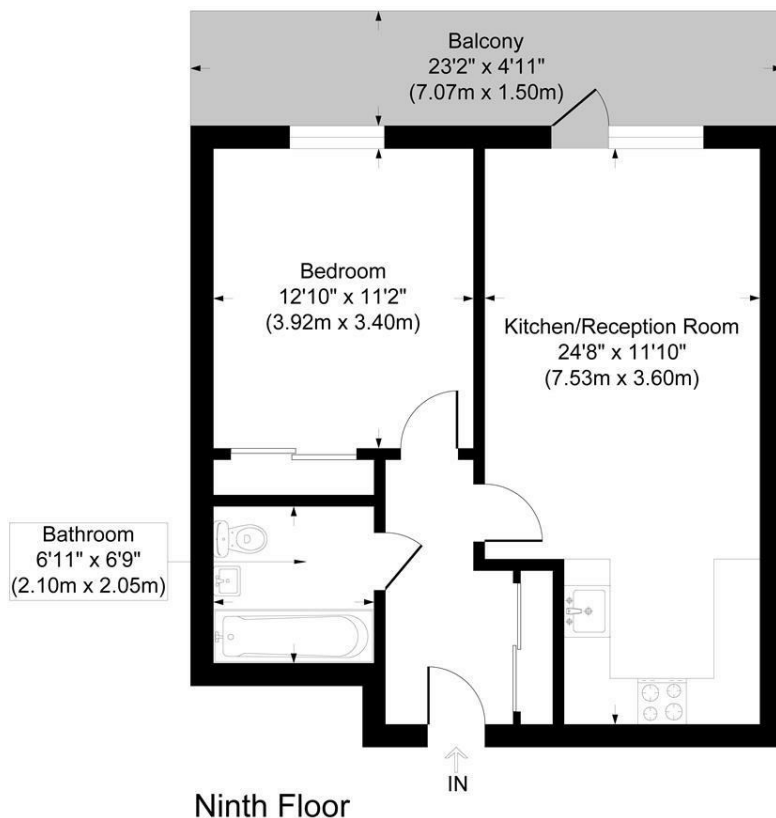
The contemporary kitchen is integrated into the main reception area, providing a practical arrangement with ample room for dining and comfortable lounge furniture. Large windows bring plenty of natural light into the living space, while direct access to the private balcony provides a valuable extension of the accommodation and an ideal spot to enjoy the elevated ninth-floor position.

The property also benefits from a separate double bedroom, offering a genuine private sleeping space rather than a studio-style arrangement. The bedroom provides ample room for a double bed and additional furniture, making the apartment equally suitable as a comfortable home or an attractive rental investment. A modern bathroom completes the accommodation.

Situated on the ninth floor, the apartment enjoys an elevated position within Gateway Apartments, offering a greater sense of privacy and the potential for attractive views across the surrounding area. The combination of a separate bedroom, generous open-plan living space and private balcony makes this an appealing proposition for buyers seeking a modern London apartment.

- Stylish One-Bedroom Apartment
- 0.1m To Walthamstow Central Station
- Open Plan Layout
- Sought After Development
- 0.2m To Walthamstow Queens Road Station
- Features A Private Balcony
- Council Tax - B
- EPC Band - B
- 52 Sq M - 560 Sq Ft

£390,000



Settle.

Gateway Appartments Hoe Street

Approximate Gross Internal Area
Total = 52.0 sq m / 560 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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EU Directive 2002/91/EC			