



CHURCHILL
estates



Station Approach, Hoe Street. Walthamstow

£325,000

Bedrooms : 1

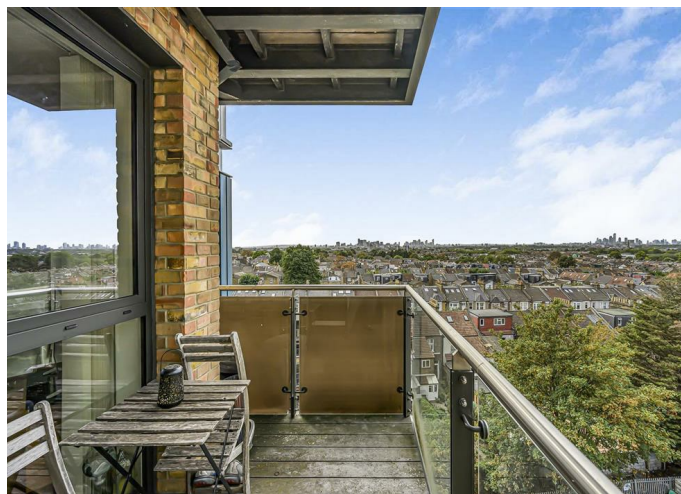
Receptions : 1

Bathrooms : 1

Tenure : Leasehold

Floor Area : 548.00 sq ft

Local Authority : Waltham Forest



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Situated in the heart of Walthamstow Central, this well presented modern fifth floor one bedroom apartment offers bright and modern living in an exceptionally well connected and desirable location. The apartment is naturally bright throughout, with double glazing and generous windows allowing plenty of light into the living space. A private balcony provides an enjoyable additional outside space, while the property also benefits from gas central heating and a particularly good amount of built in storage, making it both comfortable and practical for modern living.

Location is a real highlight, with Walthamstow Central Station just a short distance away. The Victoria line provides fast and convenient connections into Central London, while services from Walthamstow Central also offer direct access towards London Liverpool Street. Queens Road Station is approximately 0.3 miles away, providing further connections on the Suffragette line, and the nearby bus garage offers an extensive network of routes across London.

There is also plenty to enjoy locally, with Walthamstow Market and The Mall offering an excellent mix of popular high-street names, independent shops, cafés and restaurants. The area has developed into a vibrant destination for both dining and entertainment, with a local cinema, Soho Theatre with a variety of popular must see shows also an ever growing selection of restaurants and bars all close by.

Offered to the market chain free and with a lease in excess of 100 years, this is an excellent opportunity to acquire a modern apartment in a highly convenient and increasingly popular part of East London.







- Beautifully presented throughout
- Chain Free
- Modern Apartment
- Walthamstow Central location
- Long Lease
- Excellent transport links
- Double glazing
- Gas Central Heating



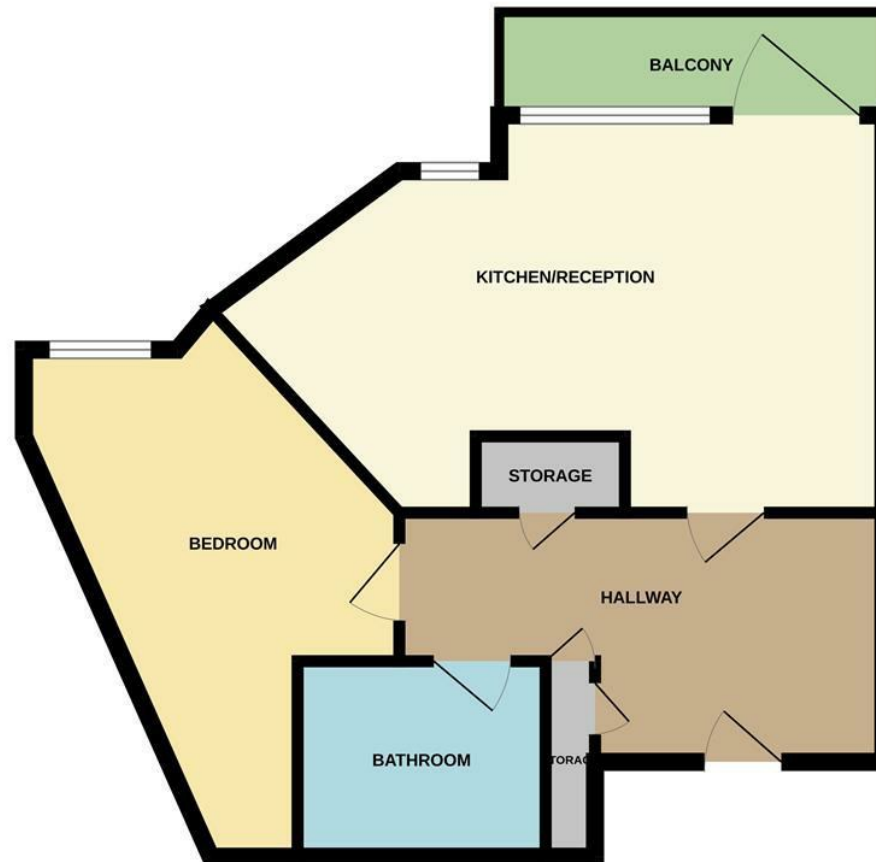


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIFTH FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 503 6060**

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