

## Directions

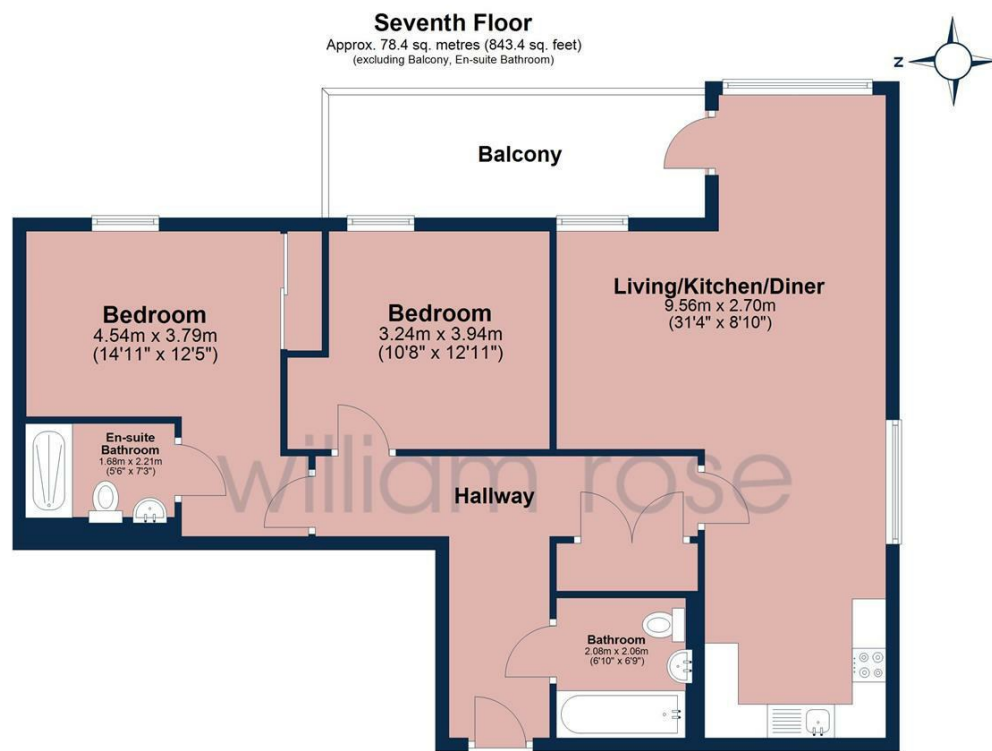
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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		EU Directive 2002/91/EC	



Total area: approx. 78.4 sq. metres (843.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Station Approach**



## 50 Gateway Apartments, 11 Station Approach, London, E17 9SL

Offers Over £525,000

- Modern apartment set on the 7th floor of Gateway Apartments
- Spacious open-plan kitchen, living and dining area ideal for entertaining
- Floor-to-ceiling windows providing excellent natural light throughout
- Moments from Walthamstow Central Station for Victoria Line and Overground services
- Excellent opportunity for first-time buyers, professionals or investors
- Two stylish bathrooms, including en-suite to principal bedroom
- Large private balcony with impressive elevated views across London
- Well-proportioned double bedrooms
- Ideally located close to local cafés, restaurants, shopping and Walthamstow Village
- Secure development with lift access

# 11 Station Approach, London E17 9SL

Modern two bedroom, two bathroom flat in Gateway Apartments, Station Approach, set in the heart of Walthamstow with a large balcony and stunning views of the area.

A stylish and contemporary two-bedroom, two-bathroom apartment set on the seventh floor of Gateway Apartments on Station Approach, Walthamstow. Finished to a high standard throughout, this impressive home is bright and spacious, ideal for modern city living.

The heart of the apartment is the generous open-plan kitchen, dining and living area, designed with both comfort and entertaining in mind. Floor-to-ceiling windows allow for an abundance of natural light and provide access to a large private balcony, offering elevated views and excellent outdoor space for relaxing or dining al fresco.

The property comprises two well-proportioned double bedrooms, including a principal bedroom with a sleek en-suite shower room, alongside a trendy family bathroom finished with modern fittings. The stylish kitchen features integrated appliances, ample storage, and clean, modern lines, seamlessly connecting to the dining and reception space.

Gateway Apartments is ideally positioned moments from Walthamstow Central Station, providing excellent transport links via the Victoria Line and Overground services, as well as easy access to the vibrant amenities of Walthamstow, including shops, cafés, restaurants, and the popular Walthamstow Market. Popular Walthamstow Village is near by as well as Llyod Park and William Morris Gallery.

This superb apartment would make an ideal first-time purchase, investment opportunity or London home for professionals seeking convenience, style, and generous living space.



Council Tax Band: C

