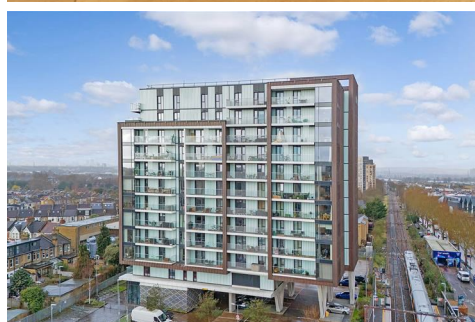




Station Approach, Walthamstow, London

Step into this stylish fifth-floor apartment in the heart of Walthamstow Central — a home designed for modern living.

The open-plan kitchen, dining and living area is bright and welcoming, perfect for quiet nights in or evenings entertaining friends. From here, full-height doors open onto a private balcony, extending the living space outdoors — ideal for morning coffee, fresh-air working from home, or relaxing on summer evenings.

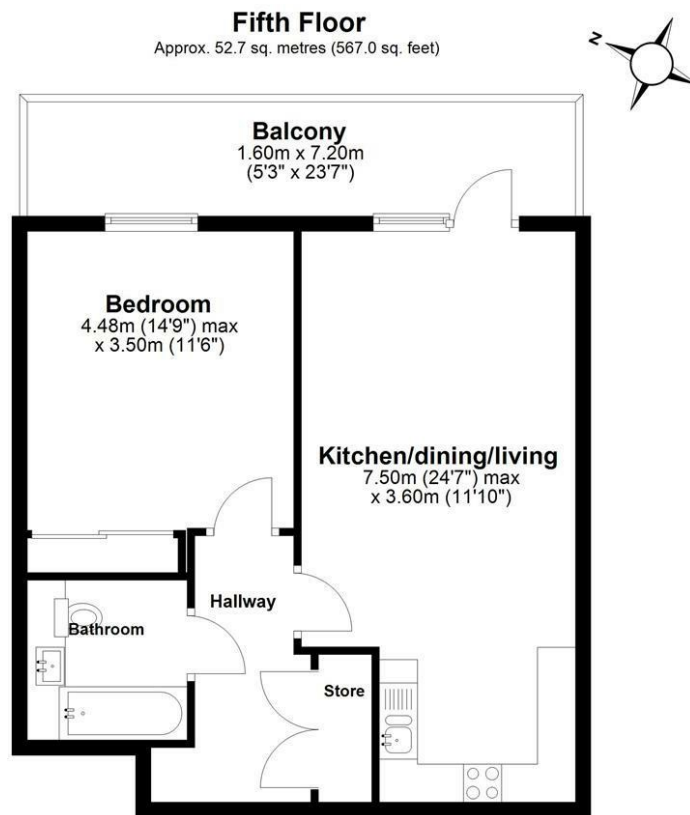
Built with efficiency and comfort in mind, the flat is highly energy-efficient and well sound-insulated — keeping running costs low and ensuring peace and quiet in the middle of the city.

The bedroom is well-proportioned and comfortable, complete with a fitted wardrobe offering plenty of storage space. A sleek modern bathroom and a handy storage room add further everyday convenience.

Whether you're taking your first step onto the property ladder, looking for a smart city base, this home offers the best of Walthamstow living in a well-connected location.

- 0.1m To Walthamstow Central Station
- Open Plan Layout
- Sought After Development
- 0.2m To Walthamstow Queens Road Station
- Chain Free Sale
- Features A Private Balcony
- 52.7 Sq M - 567.0 Sq Ft

£390,000



Total area: approx. 52.7 sq. metres (567.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Gateway Apartments

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	