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Walthamstow E17 3AX
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4 Station Approach, London, E17 9GY
Offers In Excess Of £450,000

Captivating, airy and sun-drenched, this gorgeous fifth floor two double apartment offers breath-taking panoramic views of Central London as well as benefitting from an array of contemporary furnishes needed to enjoy the modern day lifestyle. Promoting a lease of 239 years remaining as well as being sold on a chain free basis means you never have to worry about that dreaded and drawn-out lease extension as well as buying with the comfort of knowing there isn't going to be an elongated chain that will delay your sale process.

The property show cases two well sized double bedrooms, the main is fitted with high quality John Lewis curtains and is enhanced further with a present-day ensuite shower room that boasts a heated towel rail and wall hung w/c with concealed cistern. The second bedroom embodies a sizeable floor to ceiling double glazed window that gives picturesque views over Central London as well as bathing the room in natural sunlight. A generously sized, double aspect lounge/kitchen/diner gives access to the private balcony as well providing the perfect space to relax and entertain. The fully fitted kitchen comes with an abundance of integrated appliances and is finished with delicate mood lighting that creates the perfect ambience for the inspired home chef. The three piece family bathroom completes the apartment and is the finished in beautiful high quality floor to ceiling tiles.

Further highlights include an air conditioning unit that has been installed by the current owners and allows you to achieve that perfect room temperature on those hot summer days. The apartment also has access to a communal roof terrace which is the perfect place to take in the stunning London landscape on a warm summers evening or enjoy a first class view of the awe-inspiring fireworks on New Year 's Eve.

This properties prized location is set within a stroll of everything that Walthamstow has to offer. From the famous 1km long Walthamstow Market to the enthralling Walthamstow village you really do have an abundance of options right on your doorstep. After exploring everything Walthamstow has to offer you also are perfectly placed to whisk yourself away into the capital via a short walk to Walthamstow Central, which will have you enjoying the enchanting London ambience within 25 minutes.

Tenure: Leasehold
 Lease Length: 250 years from 17/03/2014
 Ground Rent: £250 pa
 Service Charge: £4,261 pa
 Council Tax Band: C
 Annual Council Tax Estimate: £1,724 pa

Hallway
14'9" x 3'11" + 5'0" x 7'1" (4.51 x 1.20 + 1.54 x 2.16)

Double glazed door to front aspect, Utility cupboard, Single radiator, Laminate flooring, Telephone point, Smoke alarm and power points.

Lounge/Diner
14'4" x 13'1" (4.39 x 4.00)

Double glazed windows to the rear and side aspect, Double radiator, Laminate flooring, Phone and TV aerial point, Spotlights, Air conditioning unit and Double glazed door leading to balcony.

Balcony
12'9" x 4'9" (3.90 x 1.45)

Glass balustrading & Decked flooring.

Kitchen
14'4" x 9'10" (4.38 x 3.00)

Single radiator, Laminate flooring, Tiled splash back, Range of wall and base units with flat top granite effect work surfaces and under cupboard mood lighting, Integrated double electric oven and electric hob, Integrated Extractor Fan, Sink with double drainer unit, Integrated fridge/freezer, integrated dishwasher, Power points & Spotlights.

Bedroom One
9'0" x 14'8" (2.76 x 4.49)

Double glazed window to the rear aspect, Double radiator, Carpeted flooring, Phone point, Power points and TV point.

En Suite
5'4" x 6'11" (1.63 x 2.11)

Heated towel rail radiator, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer tap, Wall hung low level flush w/c with concealed cistern, Part tiled walls and Shaver point.

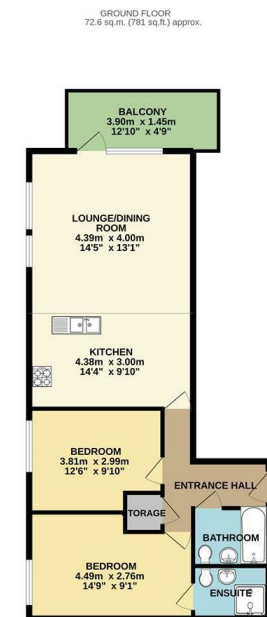
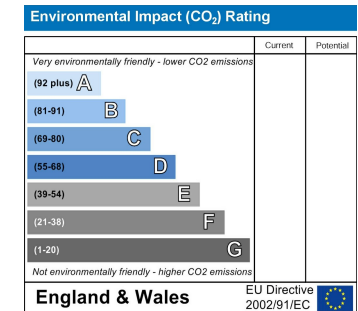
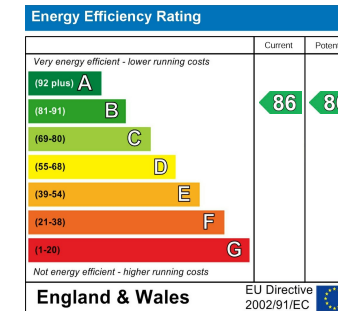
Bedroom Two
12'5" x 9'9" (3.81 x 2.99)

Double glazed window to rear aspect, Double radiator, Space for wardrobes, Phone and TV aerial point, Power points, Extractor fan and Spotlights.

Family Bathroom
6'11" x 6'7" (2.11 x 2.01)

Heated towel rail radiator, Tiled flooring, Extractor fan, Panel enclosed bath with

mixer tap & thermostatically controlled shower, Hand wash basin with mixer tap, Wall hung low level flush w/c with concealed cistern , Part tiled walls and Shaver point.



TOTAL FLOOR AREA: 72.6 sq.m. (781 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to define the exact dimensions of the building. The services, fixtures and appliances shown here are not intended to be a guarantee of their availability or efficiency and are shown for information only.
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