



Station Approach, Hoe Street, E17 9GY
London





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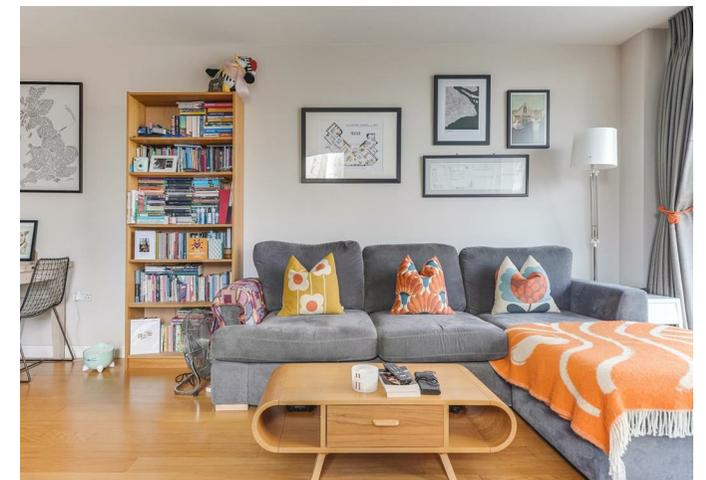
Nestled in the vibrant area of Station Approach, Hoe Street, London, this modern flat offers a perfect blend of comfort and convenience. Spanning an impressive 818 square feet, the property was built in 2014 and boasts contemporary design features throughout.

Upon entering, you are welcomed into a spacious open-plan kitchen and reception room, ideal for both entertaining guests and enjoying quiet evenings at home. The layout maximises natural light, creating a warm and inviting atmosphere. The flat comprises two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a private sanctuary for relaxation.

In addition to the well-appointed interiors, residents can enjoy access to a communal roof terrace, perfect for soaking up the sun or enjoying a breath of fresh air amidst the bustling city. The property is conveniently located just a stone's throw away from Walthamstow Central Station, ensuring excellent transport links for commuting or exploring the wider London area.

This flat is an excellent opportunity for those seeking a modern living space in a lively neighbourhood, combining the best of urban living with the comforts of home. Whether you are a first-time buyer or looking to invest, this property is sure to impress.

Offers In Excess Of £465,000



- **Two double Bedrooms**
- **Private balcony**
- **Communal Roof Terrace**

Locality:

East Central Apartments, is situated in the vibrant Walthamstow area of East London. This locality offers a blend of urban amenities and residential comfort, making it an attractive destination for both families and professionals.

For families with children, the area offers several reputable schools. The nearest primary school is Emmanuel Community School, located about 690 yards from the property. Secondary education options include Walthamstow School for Girls, approximately 500 yards away, and Kelmscott School, which is about 0.6 miles distant. In terms of healthcare, the Queens Road Medical Centre is the closest GP practice, situated around 380 yards from the flat. Other medical facilities, such as Grove Surgery and Addison Road Medical Practice, are also within a mile's radius.

Transport links in the area are excellent, with Walthamstow Central station, just 70 yards from Station Approach, serving as a hub for both the London Underground and Overground networks. This provides swift access to central London and surrounding regions, making commuting easy and convenient. Residents also benefit from a variety of local amenities, including shops, restaurants, and recreational facilities. Walthamstow Market, one of the longest outdoor markets in Europe, offers a wide range of goods and local produce, while nearby Lloyd Park provides green space for outdoor activities.

East Central Apartments, is located in a dynamic and well-connected part of Walthamstow, offering a harmonious balance of residential tranquillity and urban convenience. With its proximity to transport links, educational institutions, healthcare facilities, and local amenities, it provides an appealing option for those seeking a vibrant community in East London.

Tenure & Council Tax

- **En Suite To Master Bedroom**
- **Stones Throw away From Walthamstow Central Station**
- **Oen Planned Kitchen/ Reception Room**

Tenure: Leasehold
 Lease Length: 236 Years Remaining
 Ground Rent: £250 pa
 Service Charge: £388 PM
 Council Tax Band: C

Hallway

Laminate flooring, power points.

Lounge/Kitchen/Diner 14'1" x 22'7" (4.30 x 6.90)

Laminate flooring, access to private balcony, TV aerial point, power points, range of base and wall units with flat top worksurfaces, integrated dishwasher, electric hob, electric oven, sink drainer unit.

Bathroom 6'6" x 6'10" (2.00 x 2.10)

tiled walls, tiled flooring, hand wash basin with mixer taps, low level flush WC, panel enclosed bath with mixer taps, thermostatically controlled shower.

Bedroom One 10'9" x 14'5" (3.30 x 4.40)

Double Glazed widnos to the rear aspect. carpeted flooring, power points, Built in Wardrobes.

En Suite 5'2" x 6'6" (1.60 x 2.00)

Part tiled walls, tiled flooring, heated towel rail, low level flush WC, hand wash basin with mixer taps, thermostatically controlled shower.

Bedroom Two 9'10" x 10'9" (3.00 x 3.30)

Double glazed widows to the rear aspect, power point, TV aerial point, carpeted flooring.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

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	

SECOND FLOOR
76.0 sq.m. (818 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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