



Second Floor

Total Area: 50.2 m² ... 540 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Bathroom
6'6" x 6'11"
- Utility Room
4'7" x 4'7"
- Bedroom
16'5" x 8'3"
- Kitchen/Reception Room
28'4" x 10'4"
- Balcony
5'2" x 12'7"



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



STATION APPROACH, WALTHAMSTOW Offers In Excess Of £325,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Flat
- Second Floor
- Private Balcony
- Chain Free
- Moments From Walthamstow Central Station
- Communal Roof Terrace
- Short Walk to Walthamstow Village

A bright and well-proportioned one bedroom apartment with private balcony, set on the second floor of a contemporary development just moments from Walthamstow Central Station. Offered chain free, with access to a communal roof terrace and the independent cafés, shops and restaurants of Walthamstow Village all within easy walking distance.

REQUEST A VIEWING
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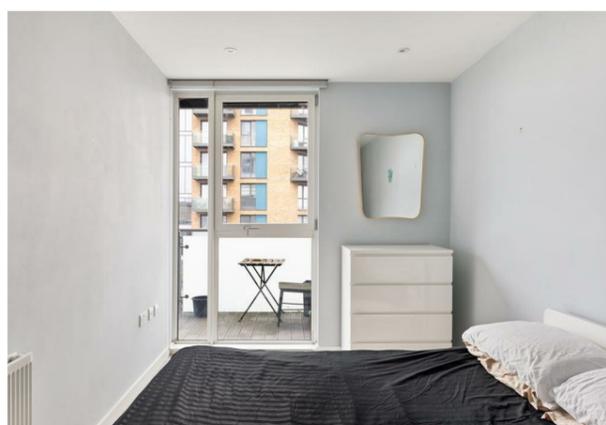
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IF YOU LIVED HERE...

You'd be enjoying a light-filled home arranged around a generous open plan kitchen and reception room, stretching over twenty-eight feet in length. This expansive living space has a calm, contemporary feel, with warm timber flooring underfoot and large glazed doors drawing in natural light and opening directly onto your private balcony. The kitchen sits neatly along one wall with sleek cabinetry and integrated appliances, creating a sociable space designed with everyday living in mind. Your bedroom is a substantial double, softly decorated and quietly positioned for restful nights. A neatly arranged utility room provides useful additional storage and laundry space, helping keep the main living areas clear and uncluttered. The bathroom is finished in a clean, modern style with neutral tiling and a full-sized bath with overhead shower. Step outside and you'll also have access to a communal roof terrace, offering elevated views across the neighbourhood and an extra spot to enjoy warmer days.

WHAT ELSE?

- Walthamstow Central Station is just moments away, offering swift access to the Victoria Line and Overground services into Central London.
- The cafés, restaurants and independent shops of Walthamstow Village are only a short walk away.
- Walthamstow High Street, one of Europe's longest outdoor markets, is close by for fresh produce, street food and everyday essentials.
- The green open spaces of Lloyd Park and Walthamstow Wetlands are both within easy reach for weekend walks and cycling.
- Access to a communal roof terrace, providing shared outdoor space with views across the surrounding area.
- Offered chain free, making for a potentially smoother purchase.



A WORD FROM THE OWNER...

"The location is brilliant -you are minutes away from the tube as well as two different overground lines and a bus station. Walthamstow is a brilliant place to live with so much to do. The flat is really light and bright and well proportioned. Energy bills are ridiculously cheap as you hardly ever need to turn the heating on even in winter. The sound insulation is also excellent - you never ever hear anything from any of the neighbours. Great roof terrace with views of London and bike parking in the building is super handy."

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