


 **Walthamstow Gateway, London**
£440,000 Leasehold
1 Bed Apartment - Purpose Built



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



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Features

- One Bedroom
- 20 mins to Oxford Street Station
- Secure Bike Storage
- HELP TO BUY Available (Contact us for further info)
- 10 Year NHBC Warranty
- Two Year Zipcar Membership Included
- All White Goods Included
- 250 Year Lease
- One Minute to Walthamstow Central Station
- Built in large wardrobe



A strikingly smart and well appointed one bedroom apartment on the upper floors of Walthamstow's newest designer development, enviably located right in the heart of things, with a private balcony and astonishing views across the entire borough. Design & Decor is boxfresh, elegant and high end throughout.

You're just a few steps away from Walthamstow Central station here, with its direct twenty minute runs to Oxford Circus and Liverpool Street.



Explore our 'Wonders of Walthamstow' pages for everything our awesome community has to offer.

From the critically acclaimed bars and restaurants of Walthamstow Village, to the wide green spaces of Lloyd Park and Hollow Pond.

From the 20 minute tube ride into Oxford Street to the fact that you don't have to be a Russian Oligarch to afford a family home here.

For these reasons and more, people have spent the past two years flocking to E17 and surrounding areas.





➤ F YOU LIVED HERE

You'll be enjoying luxurious designer living in the heart of Walthamstow – your open plan kitchen/living room comes in at an impressive 275 square feet, with pristine blonde engineered flooring flowing underfoot for the entire length. The kitchen features flawless glossy cabinets, integrated appliances and ingenious chrome fittings throughout.

Meanwhile, at the other end, you have that incredible balcony – 120 square feet of sky high outdoor space with incredible views over the whole borough. You have similarly superb views from your master bedroom, a pristine 120 square foot double. Your bathroom's a glistening affair in chrome and sandstone, with heated towel rail, vanity sink and rainfall shower.

Walthamstow Gateway more than lives up to its name. You already know how close you are to the peerless transport links of Walthamstow Central, but even the peaceful, leafy oasis of Walthamstow Village is close at hand, home to a huge range of independent, artisanal gastropubs, bars and restaurants. From fine wines to craft beers there's a fine establishment for every mood just moments away.

WHAT ELSE?

- You have the Empire Cinema entertainment complex, that's nine screens and half a dozen adjacent restaurants, practically next door.
- Walthamstow Gateway's communal areas, entrance hall and grounds are every bit as pristine and flawless as the apartments themselves.
- The apartment comes with a free two year Zipcar membership, the original city alternative to car ownership. There's also dedicated bicycle storage.

