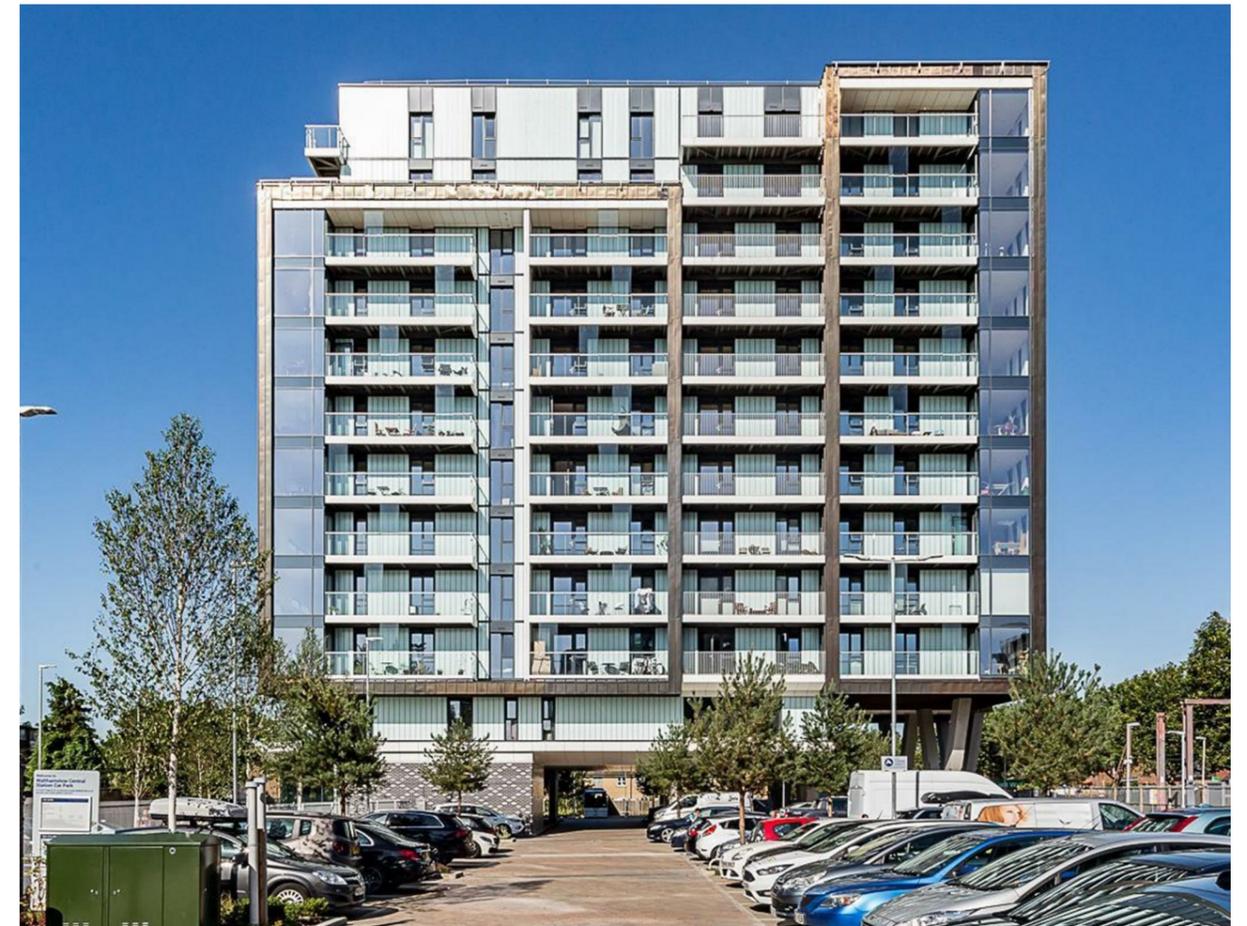


TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



STATION APPROACH, WALTHAMSTOW

£2,450 Per Month

2 Bed Apartment - Purpose Built



Features:

- Panoramic Views
- 8th Floor Apartment
- Two Bedrooms
- Two Bathrooms Including En-Suite
- Immaculately Presented
- Available March
- Great Transport Links
- Huge Balcony

A spacious and immaculate two bedroom apartment, part of Walthamstow's newest high-end purpose-built designer development. This is city centre living at its finest; you're enviably located in the very centre of Walthamstow, with the delights of leafy and part-pedestrianised Walthamstow Village within easy reach.

Walthamstow Gateway is a brand new designer development just moments from Walthamstow Central. All apartments benefit from cycle storage, three months of free superfast Hyperoptic broadband and lengthy guarantees on both construction and appliances. From the double height atrium on up, it's a hugely impressive address.

REQUEST A VIEWING

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 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
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 0203 369 1818

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IF YOU LIVED HERE

You'll be cooking up a storm in your pristine custom-designed Leicht kitchen; a triumph of German design. With an integrated fridge freezer and dishwasher, under unit LED lighting and a fitted washer dryer, this flawless design will surely be a talking point for all visitors. The dining and lounge areas (the entire open-plan living space is a jaw-droppingly capacious 490 square feet) are just as covetable and both overlook your spacious 100 square foot balcony – a perfect spot for al fresco dining and morning coffee while you enjoy impressive city views.

Both bedrooms are plushly-carpeted, luxuriously-fitted doubles with an artful statement wall. Bedroom two comes with a balcony view while your master looks out over the bustling, lively city centre. Finally, your bathroom is a pristine and impeccable space decked out in gleaming cream tiles, designer taps and a thermostatic shower mixer; an ideal space to wash away a busy

day. The apartment also comes with CCTV to the lobby entrance and a video entry system.

Outside and the nine-screen Empire Cinema, Walthamstow Mall and myriad attractions of Hoe Street are all within easy reach. You're also ideally located for Walthamstow Village – it's just an eight minute stroll away for peace, quiet and some of the finest independent bars, restaurants and gastropubs for miles around. From the cocktail cool of Eat17 to the cosy fires, friendly cats and fairylit garden of The Nag's Head, there's something for everyone.



WHAT ELSE?

- Walthamstow Central Station is right on your doorstep with direct, twenty minute runs to Oxford Circus and Liverpool Street.
- For your new local can we recommend The Castle? It's a sumptuous Village gastropub with fantastic Sunday Roasts. Only an eight minute walk.
- Fancy stretching your legs? A leisurely thirty minute stroll brings you to Hollow Ponds where you can hire a row boat on sunny afternoons.

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