

## Hoe Street, Walthamstow, London

This beautifully presented one-bedroom apartment ideally positioned in the heart of vibrant Walthamstow. Set within a modern development moments from Walthamstow Central Station, the property offers contemporary city living with excellent transport links into Central London and beyond.

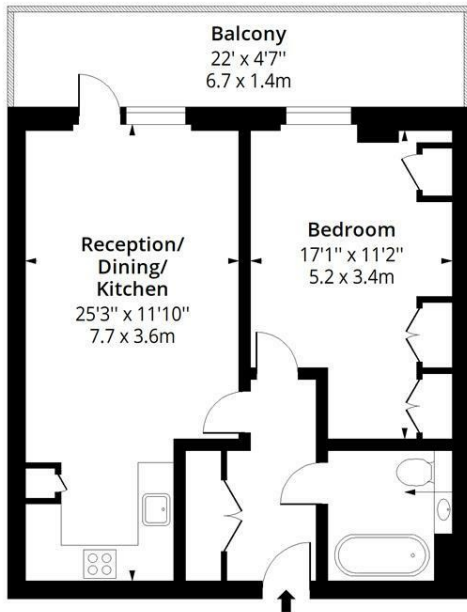
This bright and spacious west-facing apartment benefits from an abundance of natural light throughout the afternoon and evening, with impressive elevated views overlooking the London skyline and cityscape. The open-plan living and dining area creates a stylish and versatile space for relaxing or entertaining, complemented by large windows that maximise the stunning outlook.

The property also features a well-proportioned double bedroom, a modern fitted kitchen with integrated appliances, a sleek bathroom suite, and ample storage throughout. Residents of Gateway Apartments enjoy secure entry and a highly convenient location close to shops, cafés, restaurants, and green open spaces.

Perfect for first-time buyers, professionals, or investors seeking a modern London apartment with exceptional views in one of East London's most sought-after neighbourhoods.

- 0.1m To Walthamstow Central Station
- Sought After Development
- Open Plan Layout
- 0.2m To Walthamstow Queens Road Station
- Features A Private Balcony
- 55.46 Sq M - 597 Sq Ft

£410,000



**Third Floor**  
Floor Area 597 Sq Ft - 55.46 Sq M

**Gateway Apartments E17**



Approx. Gross Internal Area  
597 Sq Ft - 55.46 Sq M

Approx. Gross Balcony Area  
101 Sq Ft - 9.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  |                         | <b>87</b> | <b>87</b> |
|   | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |