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Station Approach
Walthamstow E17 9SL

Upper Floor Leasehold Flat

Asking Price £525,000









With a wonderfully spacious living area and a large private balcony, this two double bedroom apartment offers a welcoming retreat in the heart of Walthamstow. Set on the third floor and spanning approximately 873 sq. ft., it combines bright, contemporary interiors with an en-suite to the principal bedroom and a convenient location close to the Tube. Offered with no onward chain, there's plenty here to appeal. The heart of the home is the open-plan kitchen, living and dining room, stretching to over 30ft. Tall windows bring in an abundance of natural light, while wood flooring adds warmth throughout. There's plenty of room for both lounge and dining furniture, creating a welcoming space for everyday living and entertaining, with glazed doors leading directly onto the private balcony. The modern fitted kitchen sits neatly at the other end of the room, with contrasting cabinetry, generous worktop space and a tiled splashback. Its sociable layout keeps you connected to the rest of the living space while providing plenty of storage for everyday essentials. Extending to over 23ft, the private balcony offers a lovely outdoor extension to the apartment. With decked flooring, a glazed balustrade and room for seating and planting, it's an inviting spot for morning coffee or unwinding at the end of the day. Both bedrooms are comfortable doubles, with large windows and soft carpeting. The principal bedroom benefits from fitted storage and its own contemporary en-suite shower room, while the second offers flexibility for guests, family or working from home. A separate bathroom and a useful hallway storage cupboard complete the accommodation. With Walthamstow central on your doorstep and the Tube close by, this is a spacious, well-connected home with room to relax, entertain and make your own.

Perfectly placed to enjoy the best of Walthamstow, Gateway Apartments sits just moments from Walthamstow Central station, making the daily commute wonderfully convenient. The Victoria line provides direct connections to King's Cross, Oxford Circus and Victoria, while the London Overground's Weaver line offers services to Liverpool Street. Walthamstow Queen's Road is also a short walk away, providing further connections on the Suffragette line. For families, nearby primary schools include Edinburgh Primary and Mission Grove Primary, giving you local options within walking distance. School places remain subject to the relevant admissions criteria and availability. One of the real highlights is having Walthamstow Village just a short stroll away. Its charming streets and the independent shops, cafés and restaurants around Orford Road make it a lovely place to spend a leisurely weekend, whether you're browsing the boutiques or meeting friends at The Queen's Arms. Closer to home, the High Street, Walthamstow Market and 17&Central put everyday shopping within easy reach, while nearby Soho Theatre Walthamstow offers comedy, cabaret and live performances for evenings out. Green space is easy to find too, from nearby Walthamstow Town Square Gardens and Lloyd Park, home to the William Morris Gallery, to the wide open landscapes of Walthamstow Wetlands and Epping Forest.

Ratings

Energy Efficiency Rating	**85**
Council Tax Band	**C**

0.2 Miles

2

Balcony

2

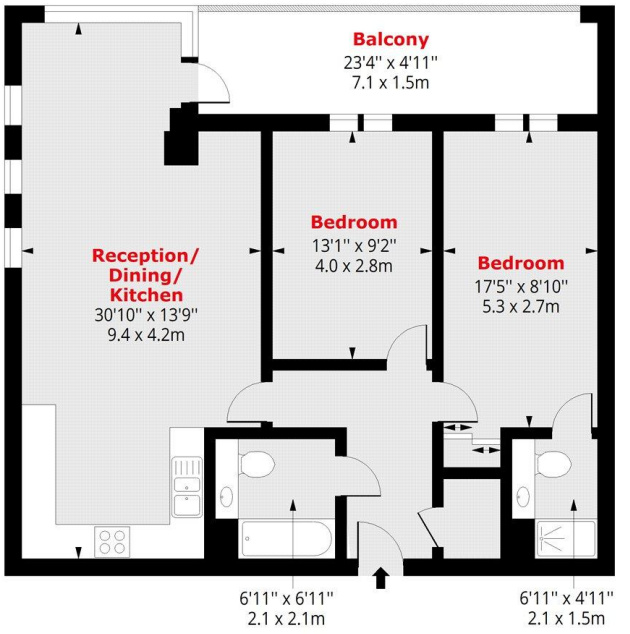
None Available

1

Floor Plans

Gateway Apartments E17

Approx. Gross Internal Area 873 Sq Ft - 81.10 Sq M
Approx. Gross Balcony Area 136 Sq Ft - 12.63 Sq M



Third Floor

Floor Area 873 Sq Ft - 81.10 Sq M

Certified Property Measurer

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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