

 **Walthamstow Gateway, London**
£530,000 Leasehold
2 Bed Apartment - Purpose Built



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



➔ **E17 Office**
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ **E11 Office**
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

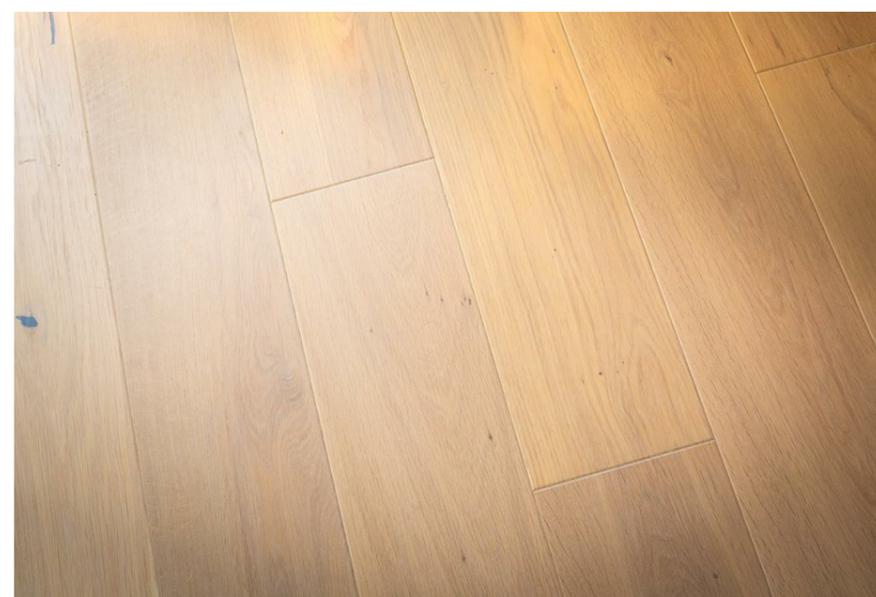
➔ **E4 Office**
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
   @stowbrothers



Features

- Two Double Bedrooms
- 20 Minutes Oxford Circus
- Ensuite & Large Bedroom
- 250 Year Lease
- Help to Buy Available
- All White Good Included
- Secure Bike Storage
- One Minute to Walthamstow Central
- 10 Year NHBC Warranty
- Two Year Zip Car Membership



A sumptuously appointed, flawlessly finished two bedroom apartment located atop our newest designer development with incredible views across the city. It's all sat in the very heart of Walthamstow, with the best that London's very first Borough of Culture has to offer right at your fingertips.

Walthamstow Central station is practically next door. A commuter's dream, you can be in Oxford Circus in just twenty minutes via the Victoria Line (we're at the top of the line here so you'll always get a seat) and Liverpool Street is just as speedily accessed via the underground.



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.





➤➤ IF YOU LIVED HERE

You'll be looking out over the Walthamstow rooftops from a smart, bright suite of rooms at the very top of our most enviable new development. You have astonishing views from practically every room, Design & Decor is of the very highest standard throughout and everything that makes our borough so special is right on your doorstep.

Your master bedroom comes in at an impressive 158 square feet, with a gleaming en suite fully decked out with rainfall shower, chrome heated towel rail and extended vanity sink. Bedroom two's another substantial double while your lounge/kitchen is over thirty feet in length with that amazing balcony at one end and a flawlessly fitted, designer Leicht kitchen at the other.

Outside, and you're right in the centre of things, with Walthamstow Central Station, the Empire Cinema entertainment complex and Europe's longest street market just a handful of steps from your front door. Venture a little further afield and you'll be well rewarded; the peaceful streets and award-winning gastropubs of Walthamstow Village are just a half mile on foot.

WHAT ELSE?

- Take a short stroll up Hoe Street and you have a wealth of entertainment choices, from the live entertainment at Ye Olde Rose & Crown Theatre Pub, to the Saturday night fun and games at Mirth, Marvel & Maude.
- Your apartment comes complete with ultra fast fibre optic broadband and dedicated bike storage.
- London's largest nature reserve, the 500 acre Walthamstow Wetlands, is just a twenty minute walk anytime you need a break from the city.

