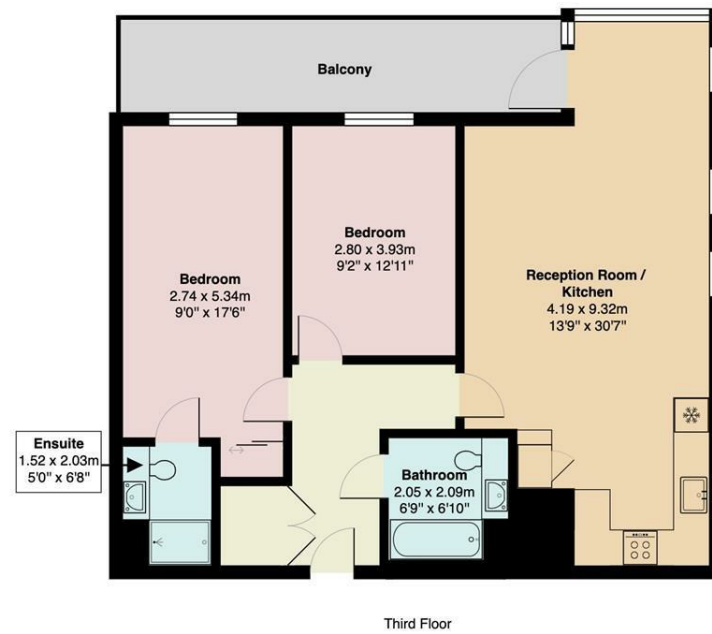


Gateway Apartments, E17



Total Area: 78.7 m² ... 847 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room / Kitchen
13'8" x 30'6"

Balcony

Bedroom
9'2" x 12'10"

Bedroom
8'11" x 17'6"

Ensuite
4'11" x 6'7"

Bathroom
6'8" x 6'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		



HOE STREET, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Beautifully Presented
- City Views
- Modern Development
- En-suite to Main Bedroom
- Short walk to Walthamstow Village
- Easy Access to Walthamstow Central Station

Super stylish and contemporary two bedroom apartment with breathtaking City views. You're on the third floor of one of Walthamstow's most coveted designer developments, enviably located right in the heart of the action, with a private balcony and boxfresh, elegant and high end design and decor throughout.

You couldn't be better positioned for commuting and exploring London from your new home, being just a few steps away from Walthamstow Central station, with its direct twenty minute runs to Oxford Circus and Liverpool Street.

REQUEST A VIEWING
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
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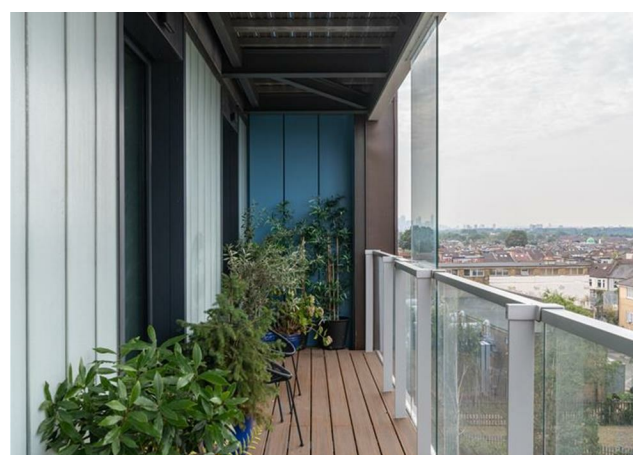
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0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll love looking out over the Walthamstow rooftops from your bright suite of rooms at the very top of this enviable development. You have wonderful views from practically every room and everything that makes our borough so special is right on your doorstep. Coming in at over 400 square feet, your open plan living and kitchen area is a chic affair, pristine and sleek kitchen units match perfectly with the sumptuous wooden flooring. You have direct access to your private balcony from here, which extends past both bedrooms. You have two great sized double bedrooms, the master has a stunning en-suite with a dulux walk-in waterfall shower. There is an additional bathroom in the apartment, with a large tub and sleek units providing plenty of storage. You are sure to appreciate the style and presentation throughout, which is impeccable. Walthamstow Gateway more than lives up to its name. We already mentioned how close you are to the peerless transport links available at Walthamstow Central, but the ever popular, leafy oasis of Walthamstow Village is a short walk away. Home to a huge range of independent, artisanal gastropubs, bars and restaurants, there's an establishment for every mood and budget to be found here. Closer to home, you have Europe's longest street market just a handful of steps from your front door. With an eclectic mix of vendors selling everything

from handmade crafts and clothing, fresh fruit and veg, and a wonderful selection of food vendors; we urge you to try the delicious Ethiopian stall at the St James St end of the market.

WHAT ELSE?

- Walthamstow Gateway's communal areas, entrance hall and grounds are every bit as pristine and flawless as the apartments themselves.
- For world class entertainment on your doorstep, you have the bonus of being moments from Soho Theatre, Walthamstow. A new 1000 seat venue set in the old home of the Granada Cinema, the building is steeped in history, once hosting The Beatles and Rolling Stones. It is set to host world class comedy and theatre, with a full programme due to be announced imminently.
- Our local green gem and London's largest nature reserve, the 500 acre Walthamstow Wetlands, is just a twenty minute walk or short cycle anytime you need a break from the city.



A WORD FROM THE OWNER...

"I have loved living in this flat. It is in a fantastic location with brilliant views but it is the friendly neighbours and community spirit that has made it so special. It is such a versatile space and has seen me through several different life stages. You will have everything on your doorstep living here delicious coffees, walks in the wetlands and Lloyd's Park as well as visits to the pubs and breweries in Walthamstow Village and Blackhorse Road. I love watching the sunset from the balcony at the end of the day and the whole bedroom fills with golden light reflected around the room."

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