



**Price**

**£375,000**

**Leasehold**

1x  1x  1x 

**Station Approach,  
Walthamstow, E17**



## Main features

- 5th Floor One Bedroom Apartment Located in a Desirable Development
- Full Width Balcony With Exceptional Views
- Stylish Accommodation Modern Open Plan Kitchen/ Reception
- Moments Away From Walthamstow Central (Victoria Line)

## Accommodation

### FIFTH FLOOR

Entrance Hall

Lounge/Diner/Kitchen: 24'8 x 11'1  
(7.52m x 3.38m)

Bedroom : 17'0 x 11'1 (5.19m x 3.38m)

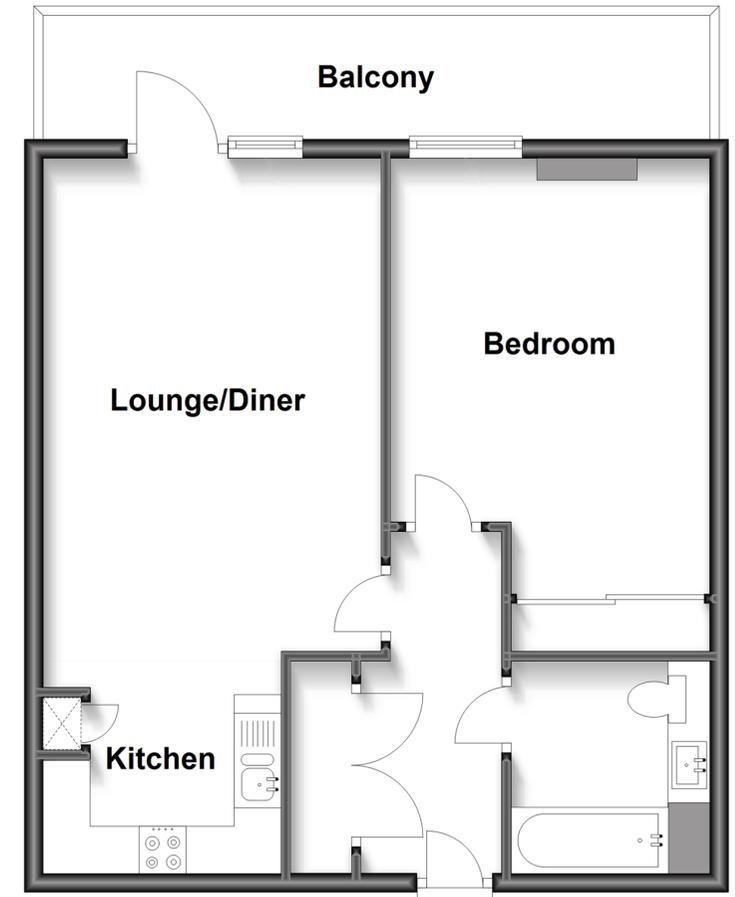
Bathroom

### OUTSIDE

Balcony

## Fifth Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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