



Bedroom
11'10" x 13'6"

Bathroom
7'2" x 6'8"

Bedroom
10'4" x 13'6"

Kitchen / Lounge / Diner
18'11" x 17'4"

Balcony

Total Area (Excluding Balcony) 74.1 m² ... 798 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	



COLLENDALE ROAD, WALTHAMSTOW

Offers In Excess Of £495,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Flat
- Third Floor
- Private Balcony
- No Chain
- Beautifully Presented

On the market chain-free and situated in one of our favourite spots, this beautifully finished two-bedroom, third floor apartment has plenty to get excited about, from the private balcony and communal gardens to the open plan kitchen/reception and sleek bathroom.

The location is bound to be near the top of your list of pros though, as this part of Blackhorse Road is absolutely thriving, full of fantastic food and drink-based amenities, excellent transport links and luscious greenery, including the much-admired Walthamstow Wetlands.

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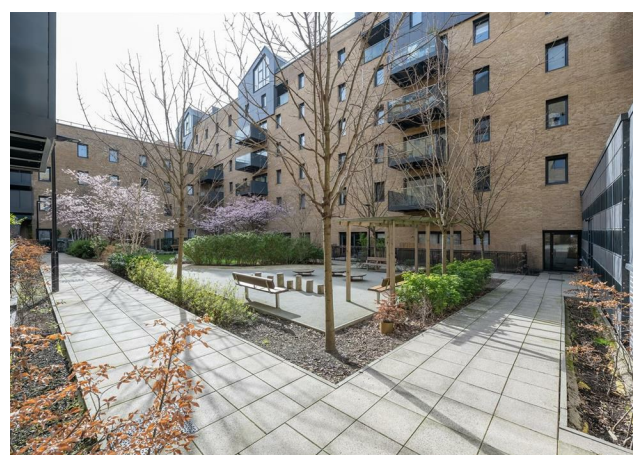
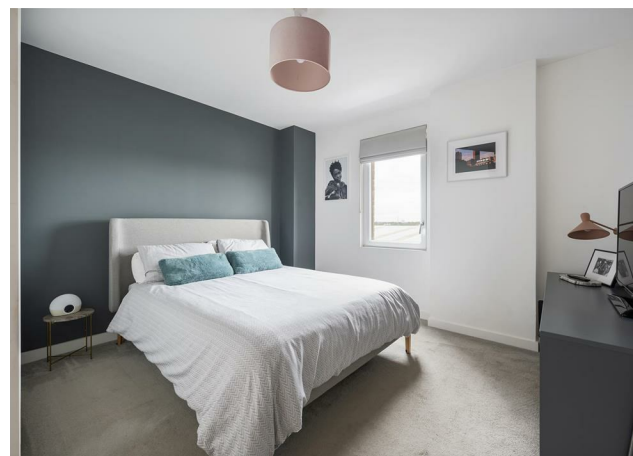
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IF YOU LIVE HERE...

Everyone from Time Out to Conde Nast Traveller has been lavishing Blackhorse Road with praise, so you'll be keen to get out exploring as soon as you can, but first you'll want to settle into your fabulous new home.... Your open plan kitchen/living room is full of natural light, with smart engineered flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so cooking will always be a pleasure - start sending out those invites.

The bedrooms are just as smart, with more of pristine decor and soft carpeting under foot, while the bathroom features sleek fittings, an over-tub shower and soft hues. The balcony will be your favourite spot for relaxing on warm days - you've got a great view of London from up there on the third floor - and the lofty height provides a touch of energy efficiency too, you'll be pleased to learn during the colder months. Perhaps surprisingly for some, there's an abundance of green space; the fantastic Walthamstow Wetland is only a few minutes away, but the urban delights are just tempting...

SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', is five minutes on foot, while the impressively designed bouldering studio Yonder is even closer - even if you're not into climbing, you'll love the coffee shop there. You'll find a similar creative energy at Gnome House and Blackhorse Workshop, two studios where you can sign-up for fantastic part-time courses, such as

woodwork. If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and Big Penny Social. The latter has a packed event calendar, with the regular flea market drawing shoppers from across the capital.

It's a five minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the Overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). Buses are plentiful too.

WHAT ELSE?

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as convenient chains.
- Within a year you'll also be able to enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's 'London Borough of Culture 2019 commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).
- Just five mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar.



A WORD FROM THE OWNER...

"We were one of the first to move in to our development and have loved seeing the community grow and the area change with more coffee shops and bars opening all the time. Location is second to none. We're so close to Blackhorse Road tube station, the wetlands and the breweries. St James Street and Walthamstow high street are a short walk away with great shops and restaurants. Walthamstow is very child friendly, there's always plenty to do with different events hosted at Crate and Big Penny.

The building is warm with great soundproofing between floors. The open plan living space with loads of natural light is fantastic, and the east facing balcony is the perfect space for an al fresco breakfast or afternoon drink. We've found the Eclipse development Facebook group a fantastic community - people really help each other out."

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