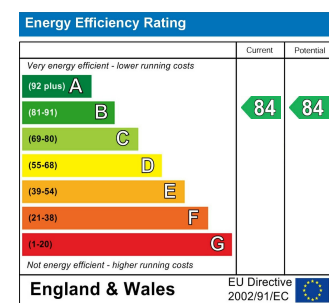




Total Area (Excluding Balcony & Garden): 101.3 m² ... 1090 ft²

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.



COLLENDALE ROAD, WALTHAMSTOW

Offers In Excess Of £785,000 Leasehold

3 Bed Apartment - Duplex



Features:

- Three Double Bedrooms
- Duplex Split Level Apartment
- Immaculately Presented
- Large Roof Terrace/Garden
- Three Bathrooms
- Open Plan Living Area
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands

A stylish, beautifully presented, fifth floor, three double bedroom, split level apartment with a private balcony and enormous roof garden. All within easy walking distance of Blackhorse Road station and Walthamstow Wetlands nature reserve.

You'll be through to King's Cross in just seventeen minutes door to door, via the Victoria line from nearby Blackhorse Road station. There are also direct Victoria line or Overground connections to Oxford Circus, Walthamstow and Leyton.

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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

Your new home is surrounded by attractive outdoor spaces, starting with the tranquil communal gardens at the entrance of your new designer development. Head up to the fifth floor, step inside and find your tastefully decorated principal bedroom straight ahead, complete with a large bright window framing rooftop views. There's a sophisticated en suite bathroom, with broad textured tilework and a spacious stroll in shower. Through in your second double sleeper, natural light pours in from the patio doors that lead onto your private balcony. A gorgeous decked space overlooking the city skyline. Air conditioning is also installed in the kitchen/living room area and one of the bedrooms.

Another contemporary family bathroom, finished in five star style with a shower over the tub, completes the set up on this floor. Head upstairs for your artfully arranged, 415 square foot, open plan kitchen, lounge and diner. With one entire wall of asymmetric glazing, the whole space is bathed in natural light. There's sleek flooring underfoot and your kitchen area is a seamless blend of glossy white splashbacks, smooth cream cabinetry and chunky wooden countertops.

Just off to the right you'll find yet another beautiful bathroom, with walk in shower, and your third double bedroom, currently in use as a homeworking studio. From either here or your kitchen, you have access to your crowning glory - an enormous 1200 square foot roof garden. Outside in the terrace there is lighting and automatic irrigation installed. This wonderful space is a serene mix of mature foliage, shady pergolas,

custom made planters and seating spots. There's also a large amount of cleverly designed storage, blending perfectly in to your landscaped oasis. There is also your own private parking space just opposite the entrance to the building.

Your new local will be Big Penny Social, practically on your doorstep and so much more than just a microbrewery and restaurant, there's also a huge and varied programme of community-focused live events. From here, you can continue your journey up the famous Blackhorse Beer Mile where you'll find numerous independent taprooms and fine dining establishments. For healthy vegetarian and vegan friendly plates, we'd recommend SlowBurn and for great craft beer and board games visit The Beerblefish Brewing Company. In about fourteen minutes on foot, you'll reach the Forest Road entrance to Walthamstow Wetlands, to lose yourself in the beautiful network of reservoirs.

WHAT ELSE?

- Parents will be delighted to learn that, within a mile of your home, sixteen primary and secondary schools have been rated 'Outstanding' or 'Good' by Ofsted.
- On date night, an eight minute wander will bring you to the industrial chic surroundings of Burnt Faith Brandy House. The UK's first brandy distillery, with a lively bar serving innovative brandy based cocktails.
- If you prefer your greenery more manicured, much loved Lloyd Park, is also less than a mile from your door where you'll find an outdoor gym, tennis courts and plenty of beautiful picnic spots.



A WORD FROM THE OWNER...

"We will never forget the amazing years we've had in this house. It's in the perfect location for an easy commute and at the same time a stones throw from the beautiful wetlands and great schools. We have also been spoilt with the number of independent cafes and breweries on our doorstep. We will also miss the beautiful sunsets from the floor to ceiling windows and last but not least, our roof terrace where we have enjoyed plenty of afternoons socialising with friends and neighbours whilst the kids ran around. We really hope the future owners enjoy this unique home as much as we have"

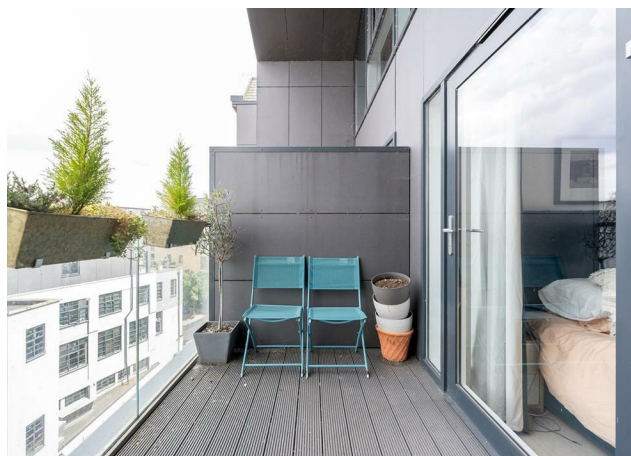
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Kitchen/Lounge/Diner
18'10" x 23'11"

Bedroom
12'1" x 10'11"

Bedroom
11'2" x 10'0"

Bathroom
7'2" x 6'8"

Ensuite
7'2" x 5'8"

Balcony
10'2" x 6'0"

Bedroom
11'5" x 17'6"

Garden
26'0" x 49'2"

Ensuite
4'7" x 8'11"



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