



Total Area: 74.0 m² ... 797 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Diner/Living Room
26'3" x 12'6"

Bathroom

Bedroom
11'3" x 10'3"

En-Suite

Bedroom
13'8" x 9'10"

Storage

Balcony
6'6" x 10'10"



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 £525,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Beautifully Presented
- En-suite to Main Bedroom
- Modern Development
- Moments from Blackhorse Road Station
- Easy Access to Walthamstow Wetlands
- Open Plan Kitchen/Living Room

Situated in one of our favourite spots within a well designed modern development, this beautifully finished two-bedroom apartment has many highlights, from the private balcony and communal gardens to the open plan kitchen/reception and bathrooms (that's right, plural).

The location is bound to be near the top of your list 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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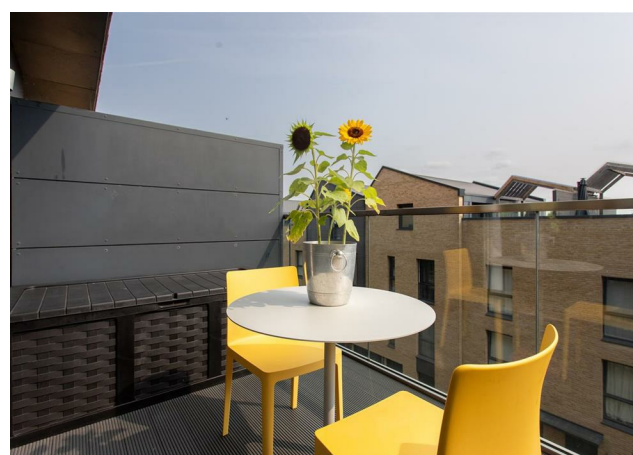
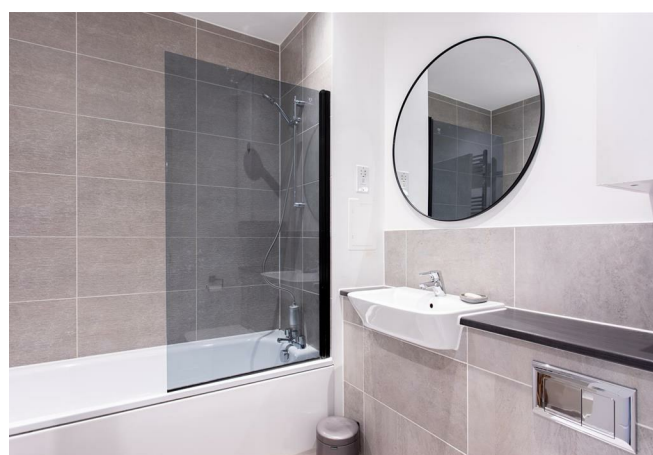
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IF YOU LIVED HERE...

Everyone from Time Out to Conde Nast Traveller has been full of praise for this part of Blackhorse Road, so you'll be keen to get out exploring, but first you'll want to settle into your wonderful new home...

Your open plan kitchen/living room is bursting with 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. You'll love the contrast between the moody feature wall and neutral tones - perfect for adding your own personality or enjoying a minimalist feel. The matching radiator is a nice touch, too. The bedrooms are just as smart, with more of thoughtful decor. One even has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway.

The balcony will be your favourite spot for relaxing on warm days - you've got a great view of London from up there - 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 amenities are just tempting...

SlowBurn, 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 near 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...

"The last five years in this flat have been incredible - I have lived here solely, with friends, siblings, and now my new little family. The area has developed so much over this time and caters for every stage of life with great cafes, breweries, gyms, yoga studios, nature and wildlife, and public transport connections. No stone is left unturned in Blackhorse Road and this serene home is the perfect place to be!"

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