



Seventh Floor  
Total Area: 73.9 m<sup>2</sup> ... 795 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/ Reception room  
12'5" x 20'0"

Bedroom  
9'0" x 18'7"

Bedroom  
9'1" x 14'1"

En suite  
7'1" x 5'0"

Bathroom  
7'2" x 6'8"

Balcony  
12'11" x 6'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	



## 16 VANGUARD WAY, BLACKHORSE ROAD Offers In Excess Of £500,000 Leasehold 2 Bed Flat



### Features:

- Two Bedrooms
- Well Presented
- Private Balcony
- Modern Build
- Moments from Blackhorse Road Station
- Short walking distance to Walthamstow Wetlands

Set on the seventh floor of a smartly designed modern block, this immaculately finished two-bedroom apartment has a private west-facing balcony, open plan kitchen/lounge/diner, two bathrooms, a utility area, plenty of storage, plus much, much more.

The location is an excellent spot in the thriving Blackhorse Road neighbourhood, surrounded by fantastic food and drink-based amenities, excellent transport links and luscious greenery, including the much-admired Walthamstow Wetlands.

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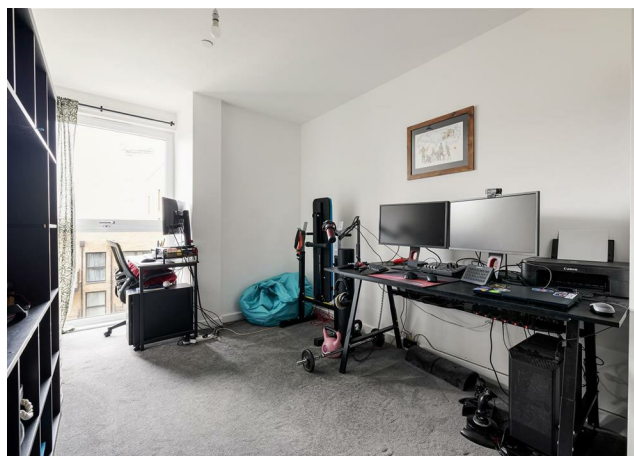
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**IF YOU LIVE HERE...**

You probably don't need much of an introduction to Blackhorse Road - its many merits are often discussed nationwide, and your home is right in the heart of it...

As for at home, you'll love the generous proportions of your apartment - and you'll really appreciate how it's been designed with modern living in mind. The open plan kitchen/living room is sleek and spotless, with engineered flooring sweeping its length. There's plenty of space for working, eating, relaxing and socialising, and during warmer months your west-facing balcony will become a fantastic extension of your living space. The kitchen fittings are sleek and modern - and there's ample storage space, so hosting will be a joy.

The two bedrooms are both doubles, and one even has its own ensuite, which is just as stylish as the main bathroom. If this wasn't convenient enough, you'll be delighted to find a utility room too, as well as in-built storage.

It's a two 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 and newly opened Forest cinema.
- Within a few months 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. Bliss.



**A WORD FROM THE OWNER...**

"The development has a lovely community feel to it. This extends to the local amenities including the nearby breweries around the corner which host social events for all ages and interests as well as great nightlife. Also close to plenty of green spaces to escape to with the Walthamstow Wetlands, Marshes and Lee Valley canal down the road offering plenty of walks and time in nature. The convenience of the Victoria line and Overground stations across the road makes reaching central London very efficient as well as connecting you to West London."

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