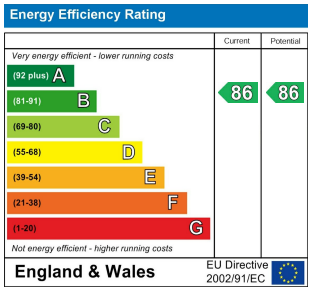


Total Area: 90.6 m² ... 975 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Kitchen/ Reception
18'2" x 14'3"
- Balcony
14'4" x 6'2"
- Bedroom
11'8" x 7'8"
- Bathroom
7'1" x 6'8"
- Ensuite
7'1" x 5'0"
- Bedroom
15'11" x 9'0"
- Bedroom
20'3" x 7'10"



GREEN FERRY WAY, WALTHAMSTOW

Guide Price £550,000 Leasehold
3 Bed Apartment



Features:

- Three Double Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Immaculately Presented
- Chain Free
- Large Private Balcony
- Communal Roof Terrace
- Next to Blackhorse Road Station
- 996 Year Lease

GUIDE PRICE £550,000-£575,000

Set on the fourth floor of a modern development nestled between the greenery of the Walthamstow Wetlands and the buzz of Blackhorse Road, this three-bedroom, two bathroom apartment is packed with highlights, from the spacious private balcony and bright open plan reception to the communal roof terrace and high quality options throughout. The neighbourhood on the property's doorstep is thriving, full of top rated eateries, excellent transport links and rolling greenery. Even more good news, it's on the market chain-free.

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IF YOU LIVED HERE...

You've got the London Wildlife Trust's wonderful Walthamstow Wetlands on one side and Time Out approved nightlife on the other. It's a 'best of both worlds' situation, that's for sure!

Up on the fourth floor, your open plan kitchen/living room is bursting with light, with engineered wood flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has sleek units, stone counters and contemporary appliances, so cooking will always be fun, even with so many local eateries to tempt you out.

The trio of bedrooms are just as smart with more of the spotless decor. The master has in-built storage and a contemporary en-suite with walk-in shower. Of course, there's another smart bathroom off the spacious hallway offering an over-tub shower, so plenty of options for all residents. The hallway also provides access to built-in storage - a huge convenience. Your spacious balcony will be your favourite spot for relaxing on warm days, while in the winter you'll appreciate that your fourth floor positioning is energy efficient.

You'll love having access to the communal roof terrace and well maintained communal gardens, and there's an abundance of green space nearby too, including the fantastic

Walthamstow Wetlands.

As for urban perks, the top rated restaurant SlowBurn is a few minutes away on foot, while the impressively designed bouldering studio Yonder is even closer. The Blackhorse Workshop is another great creative multipurpose space - look out for the excellent short courses.

You're also 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 and Big Penny Social. The latter has a packed event calendar, with the regular flea market drawing shoppers from across the capital.

Transport? You're mere minutes on foot from Blackhorse Road station, where you can access the Victoria line where trains run every 90 seconds to the West End in less than 20 mins. Blackhorse Road is also Overground route between Barking and Gospel Oak. Alternatively, it's a 17 minute walk to St James Street station, where the Weaver Overground line will zip you to Liverpool Street in just 16 mins. 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



A WORD FROM THE OWNER....

"We're moving back to the States, and it's with a heavy heart that we leave behind our flat in Blackhorse Road. It's been an incredible home with fond memories. We especially loved how close it is to the marshes where we often walked with our dog, enjoying the greenery and open space. Blackhorse Road has such a vibrant spirit, with its creative energy, welcoming community, and easy connections into the city. It's been an incredible home, and we hope the next residents will love it as much as we have."

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