

Total Area (Excluding Balcony): 63.1 m² ... 679 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.

Kitchen/Lounge/Diner  
12'11" x 20'3"

Balcony  
10'4" x 7'5"

Bathroom  
7'1" x 6'8"

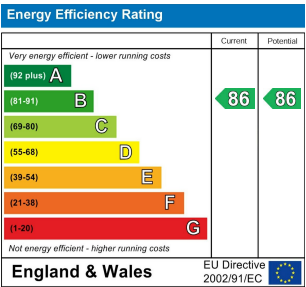
Storage

Bedroom  
12'4" x 9'6"

Storage

Bedroom  
9'6" x 12'11"

Ensuite  
5'3" x 7'1"



## COLLENDALE ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Balcony
- Well Presented
- Private Parking Space
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands

This stylish fourth-floor apartment offers 679 sq ft of well-designed living, combining modern finishes with a bright and spacious ambience. Two generous double bedrooms and two contemporary bathrooms are joined by a striking 20 ft open-plan kitchen and reception, flowing seamlessly onto a private balcony. Beyond your front door, residents enjoy access to beautifully landscaped communal gardens as well as the ease of a dedicated parking space. With Blackhorse Road Station a short stroll away and the wild beauty of Walthamstow Wetlands nearby, it's a home that captures both urban energy and natural escape.

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**IF YOU LIVED HERE...**  
The apartment opens with a welcoming hallway, where clean lines and contemporary flooring set a bright, uncluttered tone. Two cupboards are neatly tucked away, providing useful storage and keeping the space ordered. From here, the layout flows naturally through the home, creating a sense of ease.

At its heart lies a generous open-plan kitchen, lounge and dining area. Light pours in through glazed sliding doors that lead directly onto the balcony, drawing the eye outside and making the whole room feel wonderfully expansive. The crisp modern design and understated finish create a versatile backdrop, ready to be tailored to individual style, while the seamless transition to the outdoor space enhances the sense of openness.

The balcony itself extends the living area into the outdoors, offering open sky views and plenty of sun. It's an ideal spot for morning coffee, evening relaxation, or simply a breath of fresh air whenever the mood strikes.

Two double bedrooms continue the calm feel. The first is bright and welcoming, with fitted shelving and a built-in wardrobe adding practicality to its neutral finish. The main bedroom feels especially generous, with a mirrored wardrobe amplifying light and room, while an ensuite adds convenience and privacy.

Completing the home is a second bathroom, styled in grey tiling with wood-effect flooring that brings warmth. The bath with overhead shower offers flexibility for evening soaks or quick morning refreshes, creating a setting that balances relaxation with everyday ease.

When it comes to local character, you're spoilt for choice: an eight-minute stroll lands you at Burnt Faith Brandy House, the UK's first brandy distillery, where inventive cocktails flow in a lively setting, or wander to Slow Burn, a working denim factory that morphs into a buzzed-about industrial-chic restaurant once evening falls. Green escapes are equally close at hand, with Walthamstow Wetlands, Europe's largest urban nature reserve, just a short cycle or wander away, offering wide skies and wildlife in abundance, while Lloyd Park combines an outdoor gym, tennis courts, lawns for picnics, and the William Morris Gallery at its heart, a cultural gem in leafy surroundings. Within a mile you'll also find no fewer than sixteen primary and secondary schools rated 'Outstanding' or 'Good' by Ofsted, making the area a draw for families.

**WHAT ELSE?**  
Conveniently located just 0.2 miles from Blackhorse Road Tube Station, commuting and exploring the city couldn't be easier. The Victoria Line takes you into central London, with King's Cross in just 17 minutes door to door and Oxford Circus in under 20. You're also connected via the Overground, linking you swiftly to Hackney, Shoreditch, and beyond.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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