

Total Area: 89.1 m<sup>2</sup> ... 959 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

- Kitchen/ Reception Room  
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"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B	86	86
(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	



GREEN FERRY WAY, WALTHAMSTOW  
£2,595 Per Month  
3 Bed Apartment - Purpose Built



Features:

- Available Now!
- No Parking
- Stone's Throw From Station
- 4th Floor Apartment
- Communal Roof Terrace
- Large Private Balcony
- Modern Fitted Kitchen
- Spacious Double Bedrooms
- Two Contemporary Bathrooms

A serene and stylish three bedroom, two bathroom apartment on the 4th floor of a brand new development, Blackhorse View. With private balcony, open plan kitchen reception and elegant bathrooms, this is a superb home in a fantastic position.

You're a stone's throw from Blackhorse Road station, with a cluster of brewery taprooms and delicatessens to discover in your new neighbourhood. As well as being handy for central Walthamstow you'll be less than half an hour away from central London by tube.

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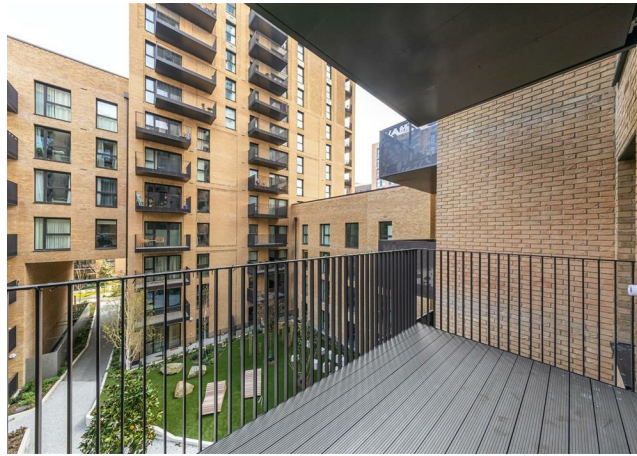
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#### IF YOU LIVED HERE...

Everything sits off your entrance hallway. First to the right is your spectacular open plan kitchen reception. Matte blue units fit neatly along one corner of the room, with integrated appliances and engineered wood effect flooring stretches underfoot. To the end through the floor to ceiling glass doors is your spacious balcony, which faces the landscaped internal courtyard, perfect for morning coffee or evening cocktails. Back into the hallway and next to the open plan living area you have your first bedroom, a large single which is currently being used as an office.

Straight ahead from the entrance of the property you will find your luxurious bathroom, with large format tiling on the walls and light stone effect tiling underfoot. There's a concealed cistern WC, heated towel rail, and shower over the tub. Outside the bathroom you have two large built in storage cupboards, one with washer/dryer installed. Both your other two bedrooms are spacious doubles, and your primary has an ensuite shower room. Neutral tones make for a relaxing space with plenty of room and the large windows

throws light onto the engineered timber effect flooring underfoot. Finally, you have an epic communal roof terrace located on 20th floor, with enviable views across London.

Situated across the road from Blackhorse Road Station, meaning you could be at Kings Cross via the Victoria Line in less than twenty minutes door to door. If you're staying local, you can immerse yourself in nature at the nearby Walthamstow Wetlands, at 500 acres London's largest nature reserve, just fifteen minutes away on foot. You're also less than a mile from Walthamstow High Street, with its famous street market.

#### WHAT ELSE?

- Your new local is Truman's Social Club, a massive warehouse space containing a microbrewery, and serving superb international food.
- Head to Yonder at the end of your road for an energising yoga session, or an exciting climb up the indoor climbing wall.
- Visit aptly named apiarist Local Honey Man five minutes away, for the freshest local honey for your weekend breakfast.



#### A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 7 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuza and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'owsomestow'.

JON VASSALLO  
ASSISTANT LETTINGS MANAGER

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