

Alder Point, E17
 Approx. Gross Internal Area 582 Sq Ft - 52.86 Sq M
 Approx. Gross Balcony Area 101 Sq Ft - 9.38 Sq M



THIRD FLOOR

THE STOW BROTHERS



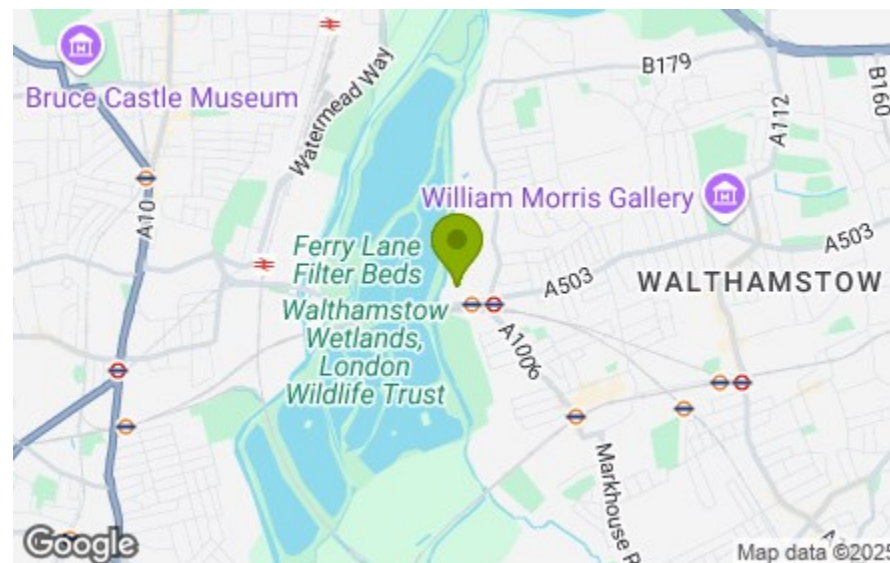
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
 lpaplus.com Date: 30/5/2025

RECEPTION/ DINING/ KITCHEN
 22'9" x 10'7"

BEDROOM
 16'1" x 9'0"

Bathroom

Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B	85	85
(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	

THE STOW BROTHERS

SALES
 LETTINGS
 NEW HOMES
 INVESTMENT & DEVELOPMENT



GREEN FERRY LANE, WALTHAMSTOW
£1,900 Per Calendar Month
1 Bed Flat



Features:

- Third Floor
- One Bedroom
- Balcony
- Available Now
- New Build
- Close to Station
- EPC B
- Council Tax B

A serene and stylish one bedroom apartment on the 17th floor of a brand new development, Blackhorse View. With private balcony, open plan kitchen reception and elegant bathroom, this is a superb home in a fantastic position.

You're a stones 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.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
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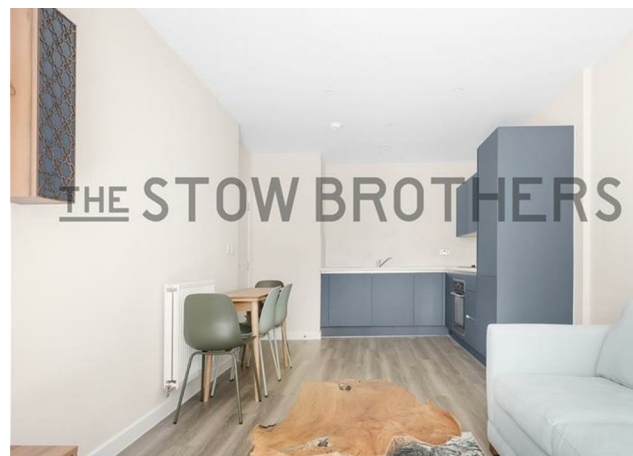
E8, E9, E5, N16, E3 & E2
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 0203 325 7227

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IF YOU LIVED HERE...

Everything sits off your central hallway. First to the right past your built in storage is your luxurious bathroom, with outside neutral tiling to the walls and light stone effect tiling underfoot. There's a concealed cistern WC, heated towel rail, and shower over the tub. Then you'll find your bedroom, a relaxing space with plenty of room and a large window opposite throws light onto the light grey shaded carpet underfoot.

Your spectacular kitchen reception is next. Matte dark blue units fit neatly into one corner, with integrated oven and engineered flooring stretches underfoot. To the end through

floor to ceiling glass doors is your spacious balcony, with amazing views across the Walthamstow Wetlands, perfect for morning coffee or evening cocktails. 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.

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