



Kitchen/Lounge/Diner
15'3" x 19'1"

Balcony
10'8" x 7'2"

Bedroom
9'0" x 19'1"

Bathroom
7'2" x 6'8"

Storage

Total Area (Excluding Balcony): 52.4 m² ... 564 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	



COLLENDALE ROAD, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Flat



Features:

- Third Floor Flat
- One Bedroom
- Private Balcony
- Close to Blackhorse Road Station
- Modern Build
- Communal Gardens

Welcome to this charming one-bed apartment, set on the third floor in a stylish purpose-built modern block just moments from Blackhorse Road Station. With easy access to the nature haven of Walthamstow Wetlands, this 564 square feet of carefully considered living space, including an open-plan kitchen/diner and its own private balcony, could be the new start you're looking for.

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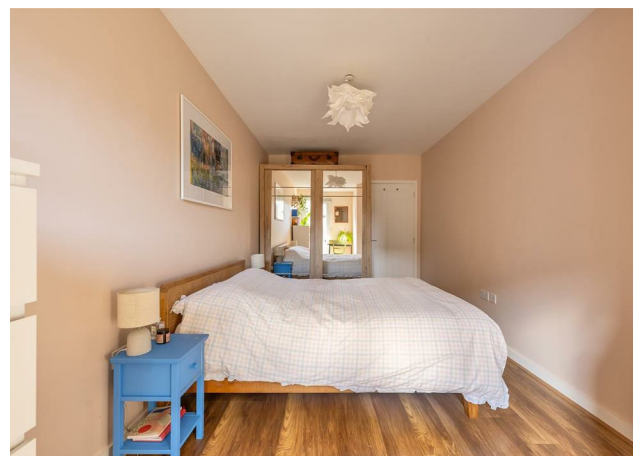
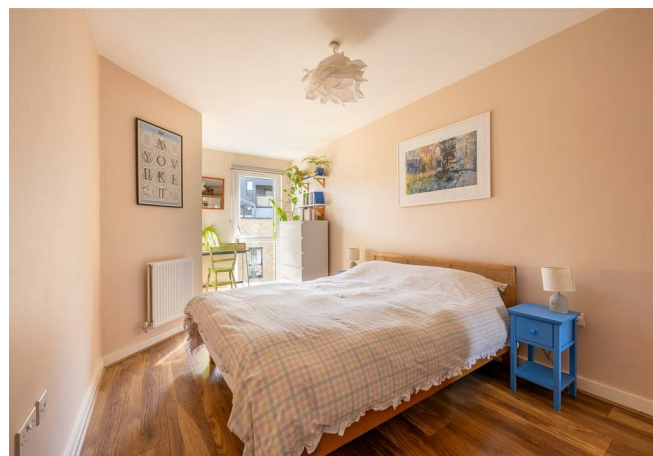
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IF YOU LIVED HERE...

Welcome to this beautifully presented gem of an apartment, nestled in a striking modern purpose-built block designed to impress. Step inside, and you'll immediately appreciate the thoughtful design, starting with ample storage space courtesy of two built-in cupboards in your hallway to keep your home clutter-free and organised.

First on the left is the bathroom, minimal and inviting, lined with warm sandstone tiles from floor to ceiling, slate-grey flooring and a crisp white bath-and-shower suite. Fern-green accent walls add a calm note to both morning and evening routines.

The double bedroom feels bright and generous, thanks to a full-height window and engineered wood flooring that bounces the light around the space. A recessed niche creates a natural spot for a desk or dressing table, and there's still plenty of room for a wardrobe.

At the centre of the home is a luxurious 19-foot open-plan kitchen and living area. The kitchen runs neatly along two walls in an L-shape, fitted with integrated appliances and minimalist white units set against white metro tiles and thick wooden worktops that echo the warm flooring underfoot. Large glazed double doors pull in sunlight and open to a private outdoor space, ideal for morning coffee, evening drinks, or a few pots of herbs. The decked floor keeps it smart and easy to maintain, and even though

it's sheltered above from the elements, it still gets the benefit of sunlight.

Additional highlights of this property include secure bike storage and access to a beautifully maintained shared garden, fostering a warm sense of community within the development and a chance to get to know your neighbours.

This apartment truly combines modern luxury with practical living, making it a must-see

WHAT ELSE?

Location is key, and this apartment delivers. The area is a cultural hotspot, with trendy cafes, independent shops, and creative spaces like the Blackhorse Workshop and Big Penny Social, an enormous pub and community space hosting live events and a big sunny beer garden.

The local buzz of the renowned 'Beer Mile', offers plenty of dog-friendly microbreweries and pop-up food venues to choose from, perfect for weekend outings.

Blackhorse Road station is just steps away, connecting you to the Victoria Line and underground trains, making travel to the West End or Liverpool Street easy.

For nature lovers and cyclists, the vast open spaces of Walthamstow Wetlands - Europe's largest urban nature reserve - are just a stone's throw away. There's plenty of opportunity to relax and unwind, spot rare birds or exercise in serene and lush surroundings.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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