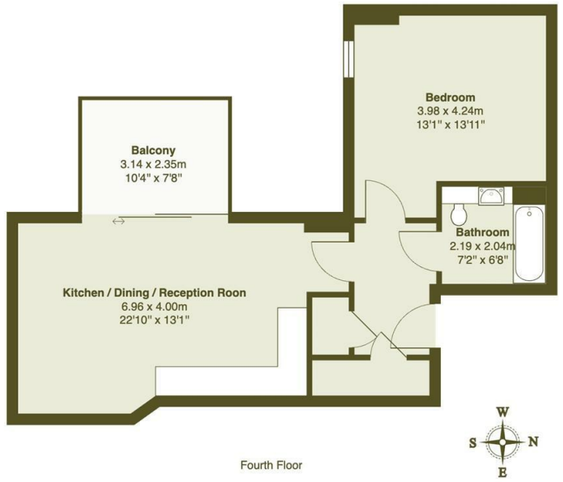


Fourth Floor

Total Area: 53.4 m² ... 575 ft² (excluding balcony)

All measurements are approximate and for display purposes only

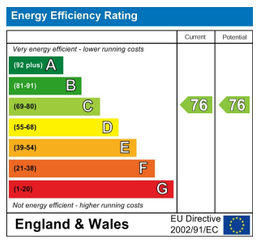
Kitchen / Dining / Reception Room
22'10" x 13'1"

Balcony
10'3" x 7'8"

Bedroom
13'0" x 13'10"

Bathroom
7'2" x 6'8"





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
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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COLLENDALE ROAD, LONDON

£2,000 Per Calendar Month

1 Bed Apartment - Purpose Built

Features:

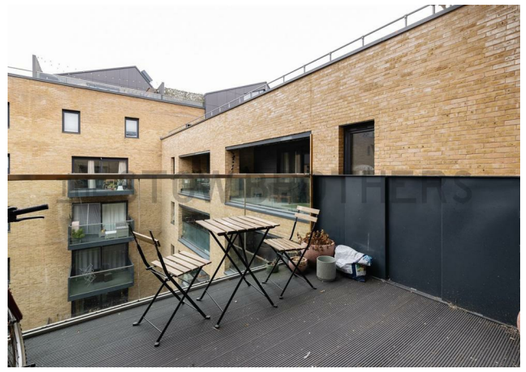
- Modern Development
- Large One Bedroom Apartment
- Available December
- Stylish Interior
- West Facing Balcony
- Sleek Interior
- Car Free Development (No Parking)
- Stone's Throw from Blackhorse Road Station

Set within a sleek development in one of E17's prime locations, this one-bedroom apartment is packed with perks, from the private west-facing balcony and communal grounds to the open plan kitchen/reception and immaculate decor. The Blackhorse Road neighbourhood is thriving, full of top rated food and drink-based perks, excellent transport links and luscious greenery, including the fantastic Walthamstow Wetlands.

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IF YOU LIVE HERE...

Now recognised across the capital as a destination for entertainment, this is a location that puts you right at the heart of the action, with modern city living on your doorstep...

Up on the fourth floor, your open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length, and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so hosting will be top of the list when you settle in.

The bedroom is just as smart, with more of spotless decor and built-in storage, and there's bathroom sleek bathroom off the spacious hallway, as well as more storage.

The west-facing balcony will be your favourite spot for relaxing on warm days. The lofty height provides a touch of energy efficiency, while being courtyard facing means you benefit from a quiet ambiance.

Perhaps surprisingly for some, there's an abundance of green space; the fantastic Walthamstow Wetlands is only a few minutes away, but the urban amenities are just as tempting...

Top rated restaurant SlowBurn is five minutes on foot, while the impressively designed bouldering studio Yonder is even closer. Then there's Blackhorse Workshop, a studio where you can sign-up for fantastic part-time courses. If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food.

It's a three minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around a quarter of an hour, or hop on the Suffragette Overground. 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 Forest Cinema.
- Just over a mile away, Soho Theatre Walthamstow has become another fantastic addition to the area's thriving cultural scene. Following a £30 million investment as part of Waltham Forest's London Borough of Culture 2019 legacy, it's a brilliant example of the borough's ongoing commitment to putting culture at the heart of its communities, and one of the many reasons we love Walthamstow so much.
- Just five mins away you'll find the Independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar.

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