



Green Ferry Way, Walthamstow, London

Set high on the 19th floor of Alder Point, this beautifully presented two-bedroom apartment is virtually brand new and enjoys impressive views across London, the reservoirs and surrounding wetlands.

One of the standout features of the apartment is its elevated position, with only a communal terrace above rather than another apartment. This gives the property a wonderfully private feel, with no one directly overlooking the apartment and plenty of natural light flooding through the large windows.

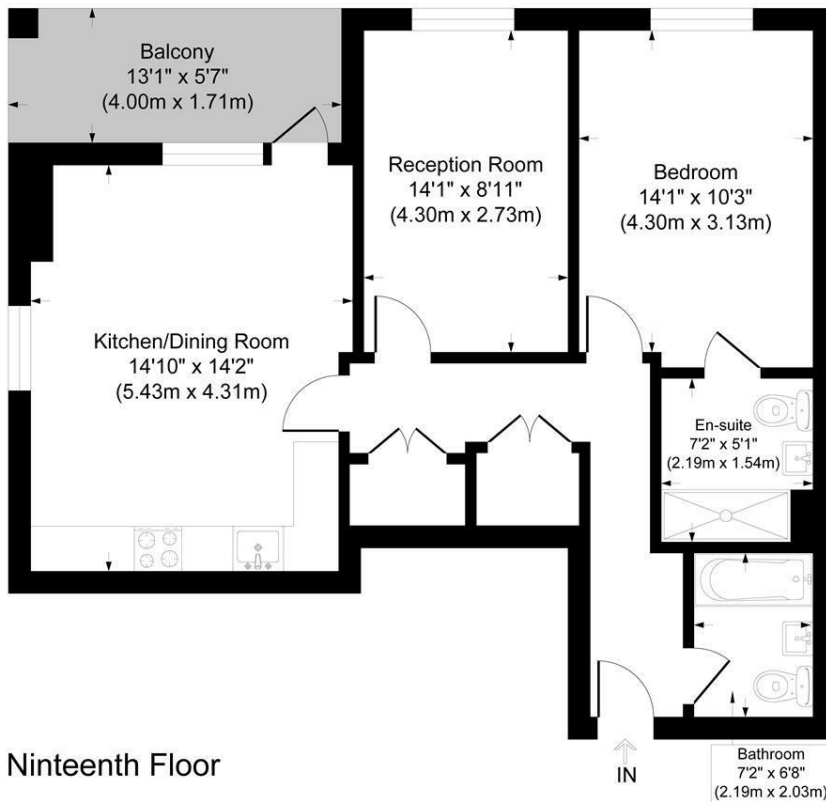
At the heart of the home is a bright, dual-aspect open-plan kitchen, living and dining area, creating a spacious and inviting setting for both relaxing and entertaining. From the kitchen window, you can enjoy views across the wetlands, making it a particularly pleasant space to sit and take in the outlook. The living area also opens onto a private balcony, offering a peaceful and secluded spot to enjoy the impressive views with no apartment directly above.

The modern kitchen is finished with dark grey cabinetry, crisp white worktops and a full range of high-end integrated appliances, combining style and practicality.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a contemporary en-suite

- Two Bedroom Flat
- Set on the 19th Floor
- Modern Development
- Private Balcony with Wetland Views
- Secure Fob Entry
- Council tax Band - C
- EPC Band - B
- 769 Sq Ft - 71.4 Sq M
- Top Floor Apartment In The Building
- Numerous Communal Areas, Including Roof Terrace on the 5th and Top Floor

£550,000



Nineteenth Floor

Settle

Alder Point Green Ferry Way

Approximate Gross Internal Area
Total = 71.4 sq m / 769 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		84	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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