



15th Floor

Total Area: 70.9 m² ... 763 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



GREEN FERRY WAY, WALTHAMSTOW

£2,500 Per Calendar Month
 2 Bed Flat



Features:

- Open Plan Living Room
- Stones Throw From Station
- 15th Floor Apartment
- Communal Roof Terrace
- Large Private Balcony
- Modern Fitted Kitchen
- No Parking Available
- Spacious Double Bedroom
- Two Contemporary Bathrooms

A serene and stylish two bedroom, two bathroom apartment on the 15th 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 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.

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IF YOU LIVED HERE...

Everything sits off your long hallway. First to the right 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. Carry on along the hallway and you'll find two large built in storage cupboards. Both your bedrooms are spacious doubles, and your primary has an ensuite shower room. Neutral tones make for a relaxing space with plenty of room and a large window throws light onto the light grey shaded carpet underfoot.

Your spectacular kitchen reception is next. Matte muted grey units fit neatly along one side of the room, 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 including the wetlands and reservoir, 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.



A WORD FROM THE EXPERT...

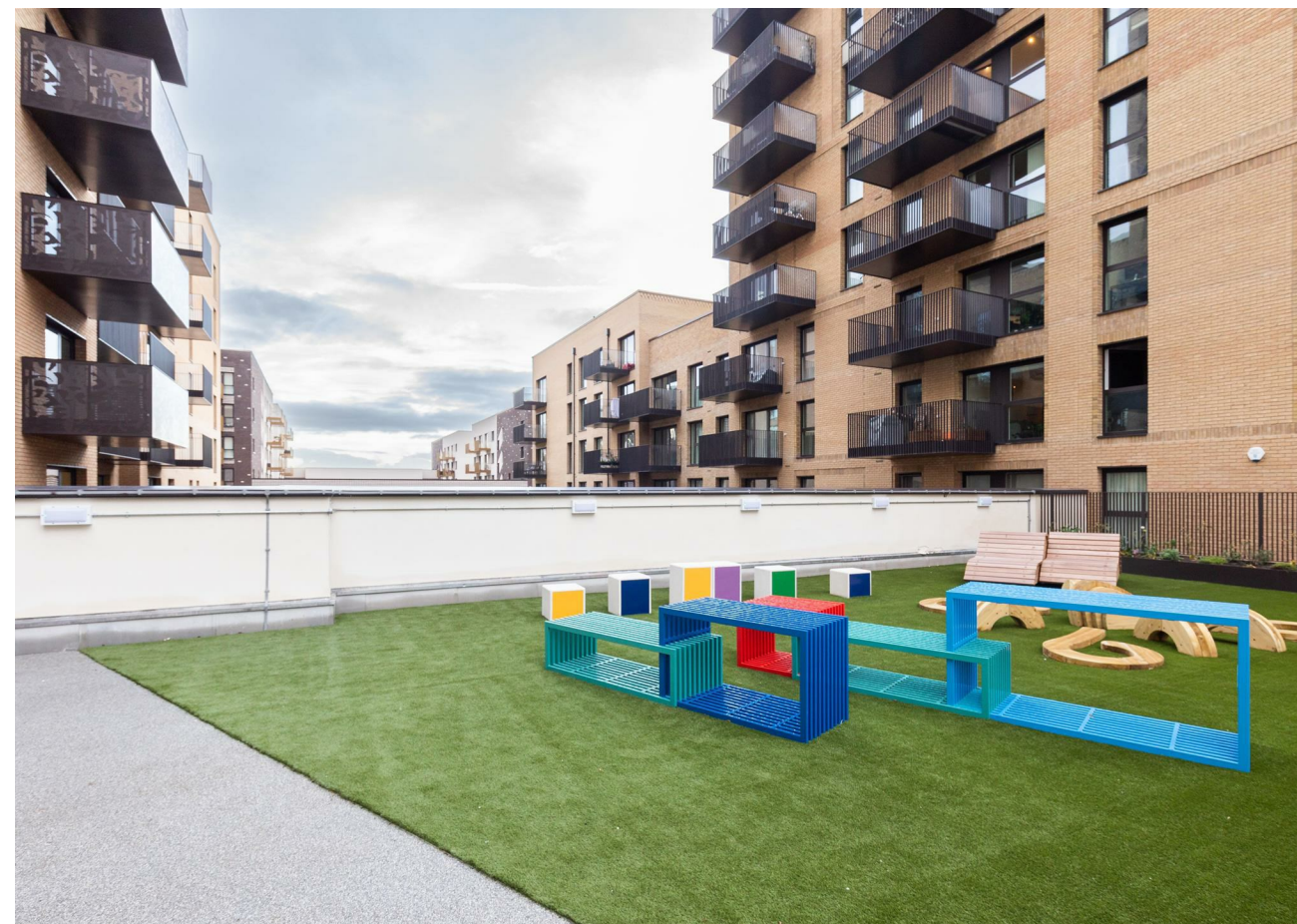
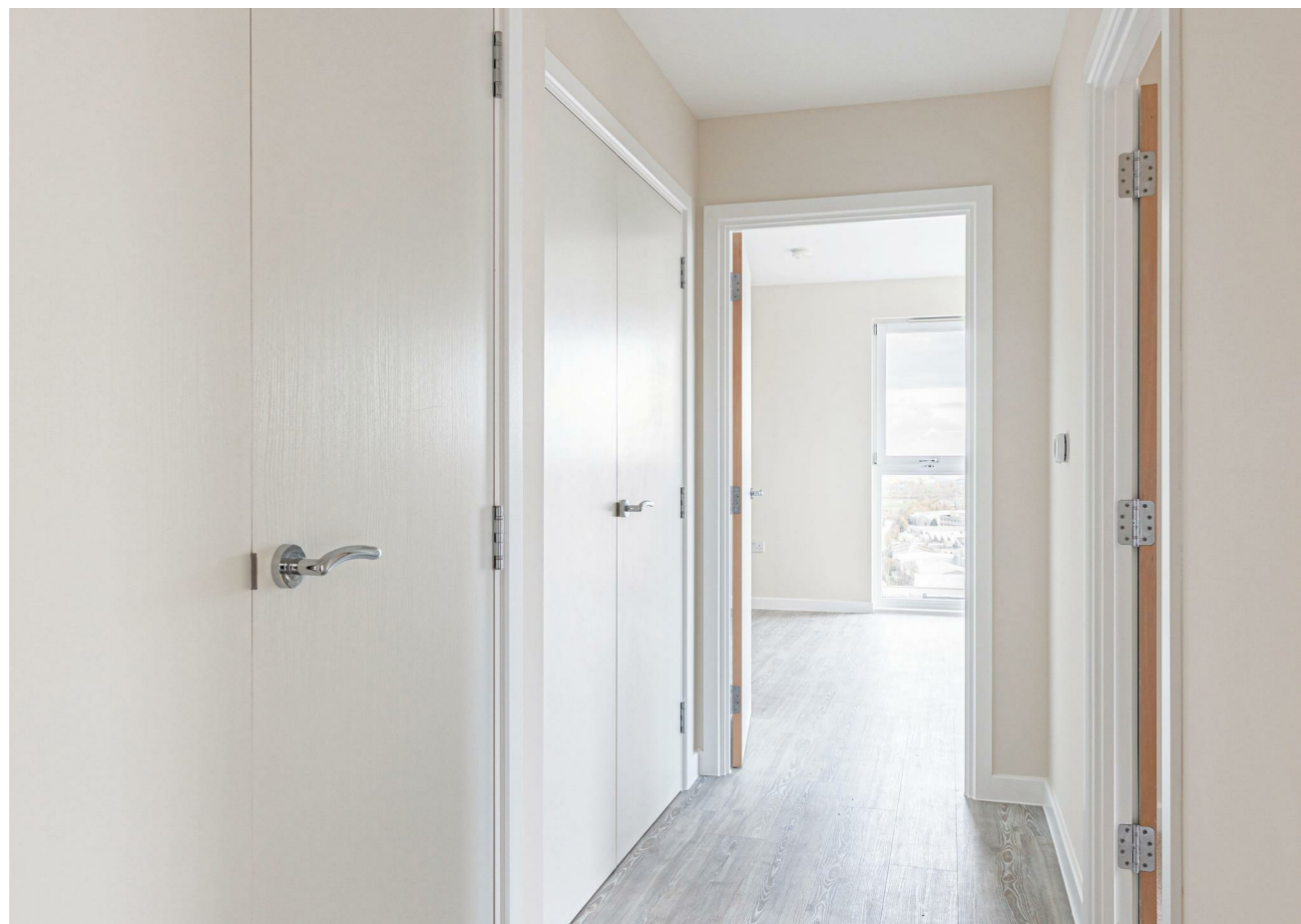
"I have worked in Walthamstow for over 7 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful 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 'awsomestow'".

JON VASSALLO
ASSISTANT LETTINGS MANAGER

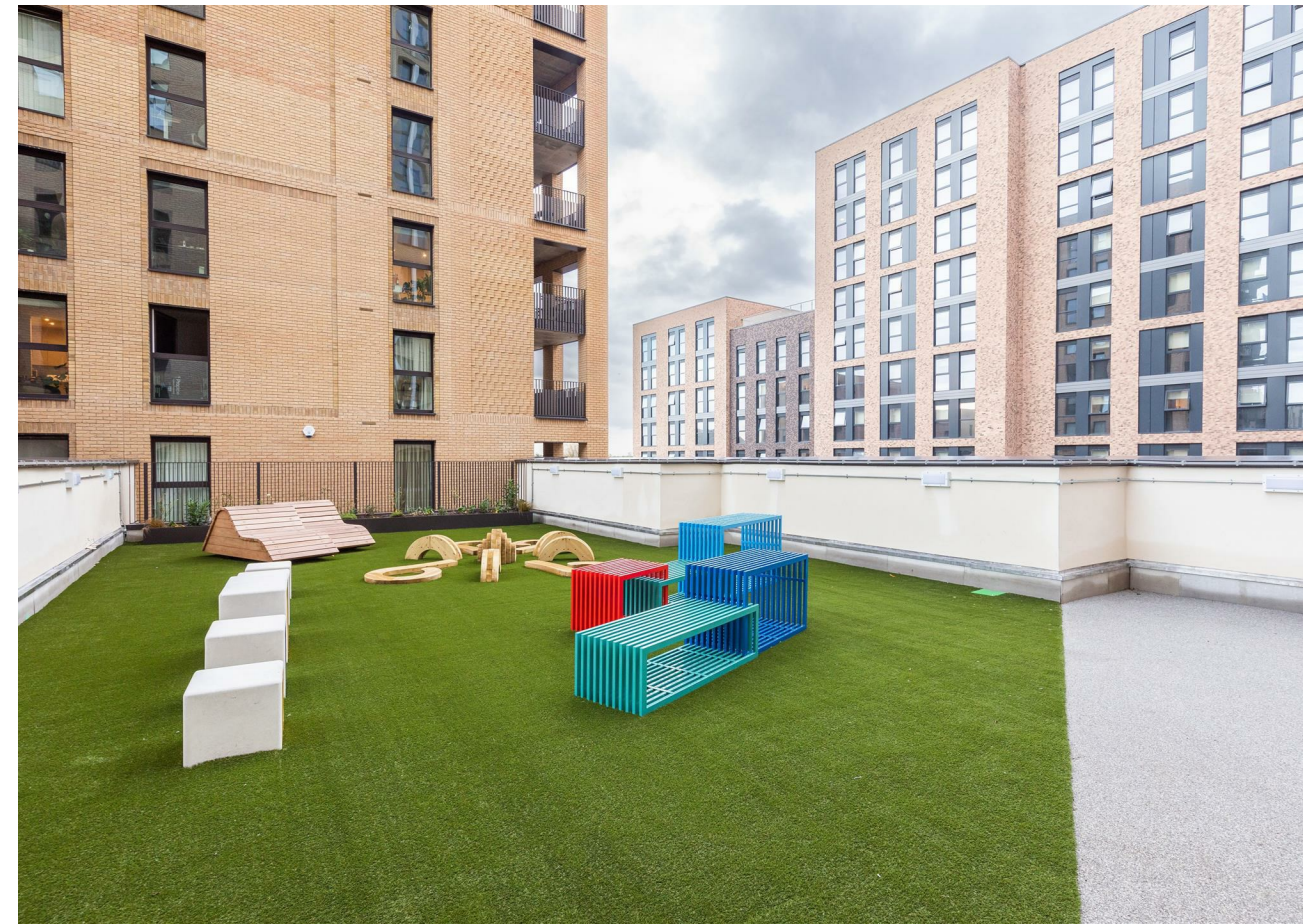
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Kitchen / Reception Room

17'5" x 13'6"

Bathroom

Bathroom

7'3" x 6'8"

Balcony

13'7" x 6'2"

Bedroom

14'0" x 9'0"

Bedroom

14'8" x 10'2"

Ensuite



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