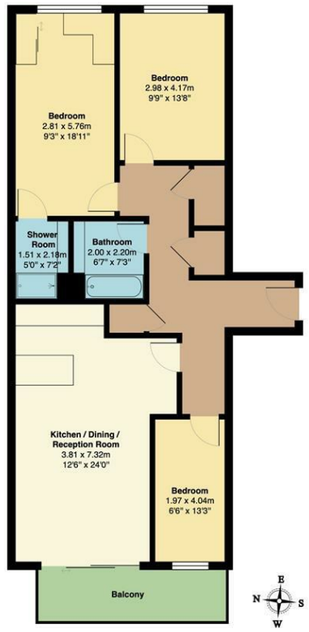
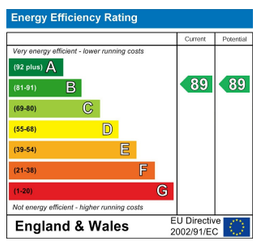


Sixth Floor

Total Area: 95.4 m² ... 1027 ft² (excluding balcony)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
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4 VANGUARD WAY, WALTHAMSTOW

£2,800 Per Calendar Month

3 Bed Apartment - Purpose Built

Features:

- Available October
- Three Bedrooms
- New Build Apartment
- Two Bathrooms
- Breathtaking Views
- Contemporary Interior
- MAX 2 SHARERS
- Family Friendly
- NO PARKING
- Close to Blackhorse Road Station

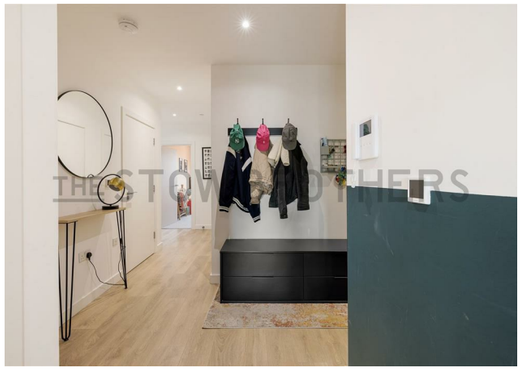
An artfully impressive three bedroom balcony apartment, on the top floor of a low rise designer development just off Blackhorse Lane. Mere moments from Blackhorse Road station and the endless greenery of Walthamstow Wetlands.

You're exceptionally well served for the three key factors of nature, nightlife and transport here, add that sleek designer interior and you have a lot of boxes ticked.

REQUEST A VIEWING
0203 397 9797



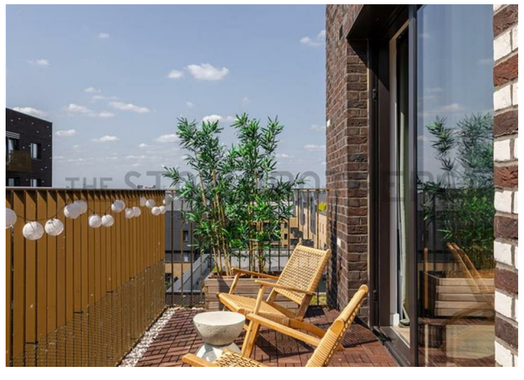










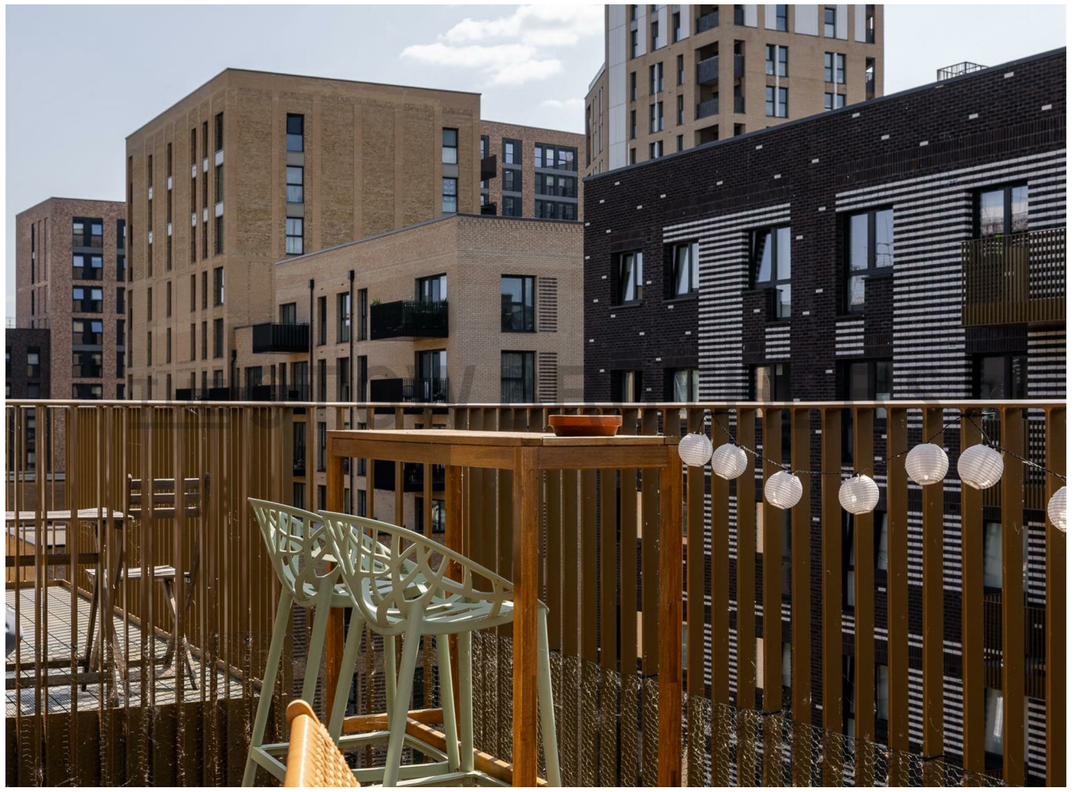


IF YOU LIVED HERE...

First stop will be your 250 square foot kitchen and reception room, ash blonde engineered hardwood runs underfoot throughout, with the kitchen area artfully divided by a breakfast bar and overhead stainless steel extractor. White cabinets and integrated appliances line the rear wall while that balcony sits opposite, letting light flood in. Step out here for tremendous views between marching avenues of designer blocks, all the way across the wetlands.

Elsewhere your principal bedroom is a generous double of 180 square feet, softly carpeted and finished in forest green and cream, with a wealth of bespoke fitted storage and an en suite shower room finished to an impeccable five star standard. Bedrooms two and three are both deep, characterful doubles and your family bathroom is just as chic as the en suite, all smoky grey metro tilework, chrome and oversized mirrors.

Step outside and Blackhorse Lane is moments away. A regular Time Out favourite, explore along here for the Blackhorse Beer Mile, a loose collection of independent taprooms and craft breweries. There's a huge selection but craft beer fans don't get it all their own way, you can also sample the Renegade Urban Winery and Burnt Faith, London's first ever brandy house. If climbing up walls is more your thing then you should check out Yonder, a great place to keep in shape with walls for all ages and abilities.



WHAT ELSE?

- Blackhorse Road station is barely five minutes from your new front door and will get you to King's Cross in fifteen via the Victoria line. Oxford Circus and the West End are just a few minutes further.
- There's a wealth of extra, integrated storage in the hallway. Always a very welcome bonus in London apartment living. There's also secure on site bike storage, so cyclists can explore East London's growing network of protected cyclepaths.
- If you ever want to get out amongst that blue and green view, our 500 acre Walthamstow Wetlands is just five minutes around the corner. You can wander here for hours, or just to your heart's content.

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