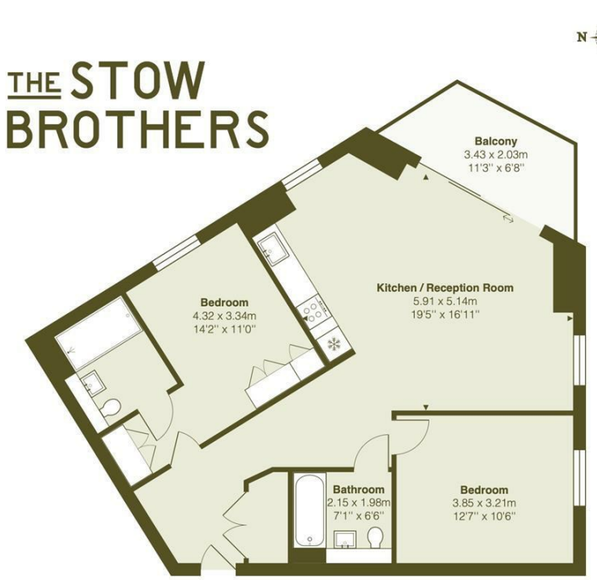
THE STOW BROTHERS



12th Floor

Total Area: 76.9 m² ... 828 ft²

All measurements are approximate and for display purposes only

Kitchen / Reception Room
19'4" x 16'10"

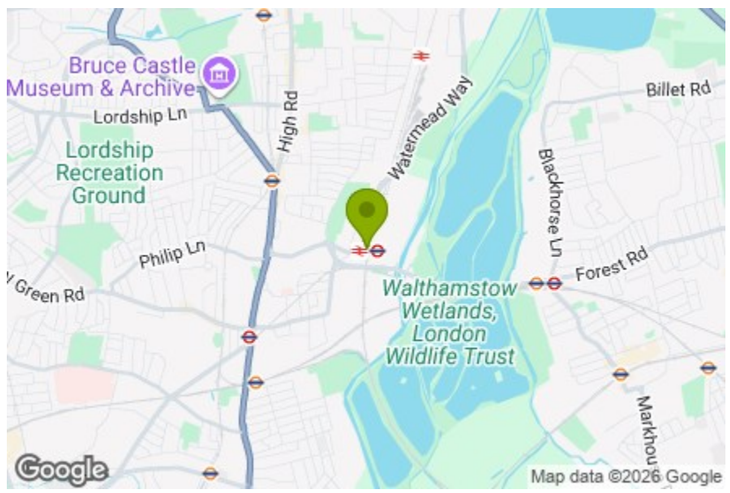
Balcony
11'3" x 6'7"

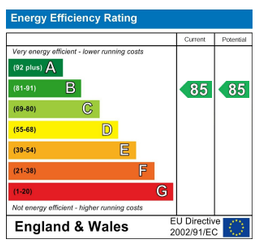
Bedroom
12'7" x 10'6"

Bathroom
7'0" x 6'5"

Bedroom
14'2" x 10'11"

Ensuite





E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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THE STOW BROTHERS

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DANELAND WALK, TOTTENHAM HALE

Offers In Excess Of £600,000 Leasehold

2 Bed Flat

Features:

- Two Bedroom Apartment
- Located on the 12th Floor with Lift Access
- Approx. 828 Square Foot
- Easy Access Tottenham Hale Station
- Residents Lounge & Roof Terrace
- 24 Hour Concierge at Main Entrance
- Two Bathrooms (One En-Suite)
- Moments from Walthamstow and Tottenham Marshes
- Water-Cooled Air Conditioning Throughout

This bright and spacious two bedroom apartment sits on the twelfth floor of a contemporary development in Tottenham Hale, with sweeping views across the surrounding neighbourhood and marshes. With a private balcony, two bathrooms and excellent residents' facilities, it offers a lovely balance of comfort and convenience, with Tottenham Hale Station, independent places to eat and acres of open green space close by.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully arranged entrance hallway with built-in storage, leading through to a beautifully bright open-plan kitchen and reception room. Large windows bring in plenty of natural light, while pale wood flooring and soft, neutral tones create a calm, contemporary feel. The kitchen features sleek dark cabinetry, integrated appliances and generous worktop space, with room for a dining table alongside. Beyond, the living area offers plenty of space to relax, with glazed doors opening onto a private balcony. From here, the elevated views stretch across the treetops and rooftops, making it a lovely spot for a morning coffee or an evening spent watching the city settle.

Both bedrooms are generously proportioned, with large windows and understated décor. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the second bedroom offers flexibility for guests or working from home. Both bedrooms also benefit from water-cooled air conditioning, a thoughtful addition that keeps the apartment comfortable throughout the warmer months. Installed at a cost of approximately £10,000, the system offers an effective cooling solution within a development where external condenser units are not permitted. A separate family bathroom features a bath with shower overhead, contemporary tiling and practical storage. Altogether, the apartment offers approximately 828 square feet of well-considered living space.

Residents also benefit from lift access, a welcoming communal lounge, a shared roof terrace and a 24-hour concierge at the main entrance, adding another layer of ease to everyday life.

WHAT ELSE?

· Tottenham Hale Station is within easy reach, with direct trains reaching Liverpool Street in just 14 minutes, providing excellent access to the City's financial district. The Victoria line also offers convenient connections across central London.
· There's plenty to explore locally, from craft beers at Pressure Drop Brewing and Mother Kelly's to the waterside setting of The Ferry Boat Inn. Tottenham Hale's growing collection of independent cafés and eateries adds even more choice.
· Walthamstow Wetlands and Tottenham Marshes are moments away, offering beautiful waterside walks, nature trails and cycling routes. The Wetlands' Engine House Café is a lovely place to stop for coffee after exploring.



A WORD FROM THE OWNER...

"For us, the highlights of this flat are the location and the views. We've made the most of the nearby wetlands and canal paths, and the commute into central London is quick and easy, so you really can enjoy both city life and the outdoors without compromise.
Then there are the views. They're what won us over the first time we walked in, and they still impress us every day.
The community in the building is thriving too. Neighbours are friendly and always happy to help, and residents run group chats for everything from local recommendations to shared interests, so it's easy to feel at home from day one."

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