



Bedroom  
12'10" x 21'5"

Ensuite  
8'7" x 5'6"

Balcony  
4'11" x 10'4"

Bathroom  
7'3" x 6'6"

Storage

Bedroom  
14'6" x 7'8"

Bedroom  
20'9" x 11'11"

Ensuite  
7'2" x 5'4"

Storage  
4'4" x 3'9"

Storage  
5'1" x 3'9"

Kitchen/Lounge/Diner  
19'0" x 26'4"

Pantry  
3'9" x 10'4"

Storage  
3'9" x 13'7"

Terrace  
19'9" x 25'5"

Storage

Total Area (Excluding Balcony & Terrace): 143.4 m<sup>2</sup> ... 1544 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

## COLLENDALE ROAD, WALTHAMSTOW Offers In Excess Of £785,000 Leasehold 3 Bed Apartment - Duplex



### Features:

- Rare Three Double Bedroom Penthouse Duplex Apartment
- Open Plan Living Area
- Large Private Roof Terrace plus Additional Balcony
- Three Bathrooms
- Secure Gated Undercroft Private Parking Space
- 1544 sq ft
- Secure Bicycle Storage
- Gated Communal Garden
- Minutes from Blackhorse Road Station
- Short Walk to Walthamstow Wetlands

A rare opportunity to acquire a substantial three double bedroom penthouse duplex apartment, arranged over two levels a generous accommodation extending across approximately 1,544 sq ft, this is a home that combines practicality, flexibility and a sense of occasion in equal measure. Complete with a large private roof terrace, an additional balcony, secure gated parking and access to a peaceful communal courtyard and gardens, this is an unusually well-equipped home in one of Walthamstow's most exciting neighbourhoods.

Homes of this scale and configuration rarely come to market, particularly those combining extensive outdoor space with private parking just moments from Blackhorse Road Station. Perfectly placed for swift journeys across London, while also within easy reach of Walthamstow Wetlands, independent cafés, breweries and creative workspaces, this is a home that balances

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#### IF YOU LIVED HERE...

Arranged across approximately 1,544 sq ft, this is a home with an impressive sense of scale. The lower level is home to three double bedrooms, all accessed from a generous central hallway with multiple storage cupboards. The principal bedroom stretches to over twenty feet in length and comes complete with an ensuite shower room, while a second spacious double bedroom also enjoys its own ensuite. The third double bedroom offers excellent flexibility for family life, guests or home working. A family bathroom sits centrally, finished in a clean, contemporary style, while the balcony opens directly from one of the bedrooms and provides a peaceful spot for morning coffee or a quiet moment outdoors.

Upstairs, the apartment opens into a striking kitchen, lounge and dining space measuring over twenty-six feet wide. Natural light pours in through large glazed doors, enhancing the sense of openness and creating an easy connection between inside and out. There is plenty of room for both dining and relaxing, making it an easy place to host friends or simply stretch out with a quiet evening in. The contemporary kitchen is thoughtfully arranged and complemented by a connecting pantry, adding valuable storage and helping to keep surfaces clear. Further built-in storage throughout the apartment ensures everything has its place, supporting the calm and uncluttered feel that runs throughout the home.

Outside, the expansive, show-stopping private roof terrace becomes a true extension of the living space. Wonderfully secluded and elevated above the surrounding neighbourhood, it offers plenty of room for outdoor dining, container planting or long summer, sun-filled evenings with friends. An additional balcony provides further outdoor space, while residents also enjoy full use of the peaceful gated central courtyard and gardens below. Further enhancing the appeal is the secure gated undercroft parking space with scope to install an EV charging point.

#### WHAT ELSE?

- Blackhorse Road Station is just moments away, with Victoria line and Overground services putting King's Cross, Oxford Circus and Liverpool Street within easy reach, making commuting across London refreshingly straightforward.
- Walthamstow Wetlands is a short walk away, offering miles of waterside paths, nature trails and open green space. London's largest urban wetland nature reserve provides a welcome escape from city life throughout the year.
- The Blackhorse Lane neighbourhood has become one of East London's most exciting destinations, home to Signature Brew, Big Penny Social, Exale Brewery and Burnt Smokehouse, alongside a growing collection of independent cafés, creative workspaces and local businesses.



#### A WORD FROM THE OWNER...

"We've felt incredibly lucky to call this stunning apartment our home. The location is unbeatable — with the Victoria Line and Overground on the doorstep for effortless commuting, and Hackney, Leyton and Stratford just minutes away for weekend adventures.

We've loved having the tranquillity of the Wetlands around the corner, balanced with independent coffee shops, great foodie spots, the Blackhorse Beer Mile and comedy nights at Soho Theatre Walthamstow all within easy reach. With fantastic schools nearby and a wonderfully creative, welcoming community, this area has been everything we hoped for and more.

Some of our happiest moments have been spent right here at home, hosting friends and neighbours. From the floor-to-ceiling windows to the sunshine-filled roof terrace, nothing beats opening the bi-fold doors on a summer's day to create a bright, free-flowing space where the kids can play and laughter fills the air. It has truly been a privilege to live in this unique home, and we hope its next owners make as many beautiful memories here as we have."

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