

COLLENDALE ROAD, WALTHAMSTOW

Offers In Excess Of £699,995 Leasehold 2 Bed Apartment - Duplex



Features:

- Two Double Bedrooms
- Duplex Split Level Apartment
- Beautifully Presented
- Roof Terrace
- Two Bathrooms
- Open Plan Living Area
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands

Set within the fifth and sixth floors of a modern block, this epically designed two double-bedroom split level duplex apartment has much going for it, including two bathrooms, an open plan living area and a roof terrace, not to mention the immaculate finish throughout.

The location is an excellent spot in the thriving Blackhorse Road neighbourhood, surrounded by fantastic food and drink-based amenities, enviable transport links and luscious greenery, including the much-admired Walthamstow Wetlands.

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0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
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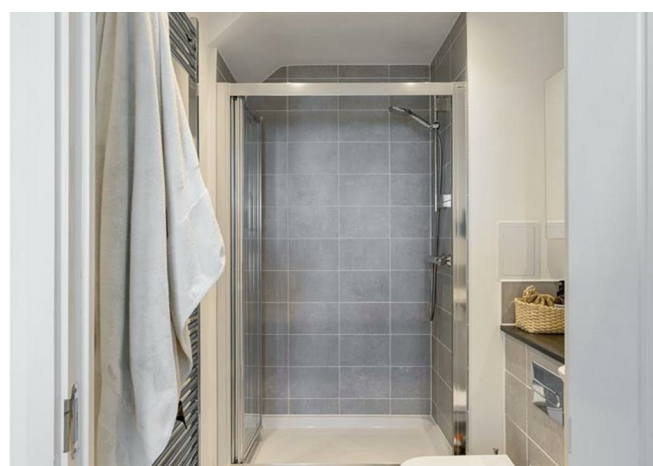
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVE HERE...

It's an area that been lavished with praise by everyone from Time Out to Conde Nast Traveller, and you're right in the heart of it, living the penthouse-style dream...

Up on the sixth floor, your open plan kitchen/living room is full of natural light, with smart engineered flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so cooking will always be a pleasure - start sending out those invites.

The roof terrace will be your favourite spot for relaxing on warm days. You've got a great view of London from up there on the sixth floor - and the lofty height provides a touch of energy efficiency too, you'll be pleased to learn during the colder months.

Tucked away on the fifth floor, the bedrooms are just as smart, with more of pristine decor. One has a sleek ensuite, and there's another immaculate bathroom off the spacious hallway, where you'll also find built-in storage.

Perhaps surprisingly for some, there's an abundance of green space; the fantastic Walthamstow Wetland is only a few minutes away, but the food and drink-based delights are just tempting...

SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', is five minutes on foot, while the impressively designed bouldering studio

Yonder is even closer - even if you're not into climbing, you'll love the coffee shop there. You'll find a similar creative energy at Gnome House and Blackhorse Workshop, two studios where you can sign-up for fantastic part-time courses, such as woodwork.

If drinking is on the agenda, you'll be delighted to discover that you're a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale, Hackney, Wild Card and Big Penny Social. The latter has a packed event calendar, with the regular flea market drawing shoppers from across the capital.

It's a five minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour, or hop on the Overground, which zips between Gospel Oak and Barking (great for day trips to Hampstead Heath or the Essex seaside). Buses are plentiful too.

WHAT ELSE?

- Walk to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as convenient chains.

- Within a year you'll also be able to enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities.



A WORD FROM THE OWNER.....

"This house means a lot to us both, sadly we have outgrown it. It's so special, the gorgeous open plan upstairs space with the huge window is amazing in summer but also never plan to go out on New Year's Eve - this is our favourite night, the sky over London and Stratford just lights up and it's magical.

The area has grown up together so everyone is exploring and championing the development which really brings such a strong community feel!

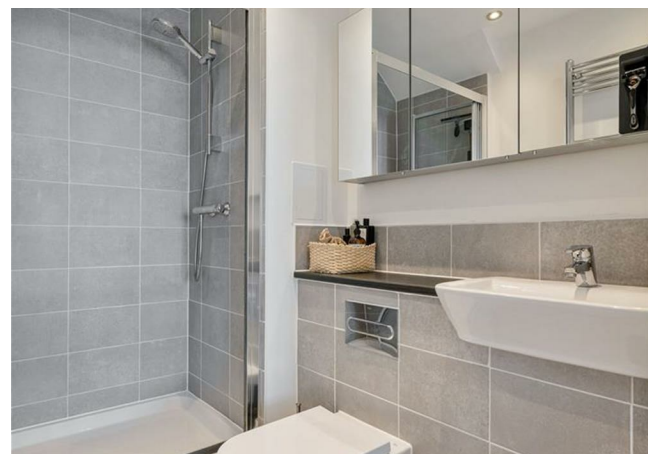
We love the coffee shops, the walks around the wetlands and of course most importantly the brewery mile! We are so excited for the next people to love this home as much as we have, it's fun, cozy and just that little bit different! "

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Kitchen/Reception Room
20'4" x 18'6"

Bathroom
7'2" x 6'9"

Bedroom
8'9" x 17'1"

Terrace
25'9" x 14'0"

Bedroom
9'8" x 16'3"

Ensuite
7'1" x 5'4"



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