



Room dimensions		
Master Bedroom	3.4m x 4.3m	11' x 4"
Bathroom	2.3m x 2.0m	7' x 7"
Living	4.4m x 3.3m	15' x 11"
Kitchen/Dining	3.9m x 3.1m	13' x 10"
Total internal area	55.9sqm	602sqft



Station Road, London  
**£425,000**  
 1 Bed Flat



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



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## Features

- New Build Development
- 2 min walk to Tottenham Hale Station
- 15 min walk to Walthamstow Wetland
- Help to Buy
- Spectacular Views
- Communal Roof Terrace
- Built in Wardrobes to All Bedrooms.
- Wine Cooler
- NHBC 10 Year Warranty



A splendidly sumptuous and perfectly placed one bedroom apartment on the nineteenth floor of this gleaming designer development in the heart of Tottenham Hale, with commanding views across the London skyline from your private balcony.

Designed by award-winning architects John McAsland and partners, Millstream Tower is sleekly sat amongst a wealth of pedestrianised, sociable spaces serving this thriving new community.



### WHAT ELSE?

- Down Lane Park is just across the road from your front door, home to tennis courts, an outdoor gym and acres of green space for tea time strolls or morning jogs.
- Communal areas are well kept and striking, particularly the imposing double height entranceway and atrium.
- Two wheeled enthusiasts are particularly well served by the plentiful cycle paths flowing around you. You can be at London's largest nature reserve, the 500 acre Walthamstow Wetlands, in just five minutes.





➤➤ IF YOU LIVED HERE

You'll have over 600 square feet of living space at an enviable elevation. Nineteen floors up the sheer sense of freedom you get from your private, sheltered balcony is as serene as it is breathtaking. Inside, your lounge is handsomely decked out with smoky grey engineered hardwood flowing underfoot.

Your manor grey kitchen cabinets are artfully tucked away to one corner, underlit with complementary countertops and a full range of integrated appliances. Elsewhere, your bedroom's a luxuriously appointed double with plush carpet, ornate statement wall and floor to ceiling windows. Finally, your bathroom, brimming with boutique chic and pristinely tiled from floor to ceiling with a rainfall shower over the tub.

You're surrounded by natural blue and green space here, and yet barely a few steps from the comprehensive transport links of Tottenham Hale, putting a whole host of landmark destinations within easy reach. Kings Cross is just thirteen minutes away direct via the speedy Victoria line, with Oxford Circus and the West End a mere three minutes further. If you're staying local then the riverside tranquillity of The Ferry Boat Inn is sure to become a favourite. Just five minutes' walk.

