

MILLSTREAM TOWER

THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



5, Station Road, London
£535,000 Leasehold
 2 Bed Flat



Room dimensions		
Master Bedroom	3.2m x 4.3m	10" x 14"
Bedroom 2	2.75m x 4.3m	9" x 14"
Bathroom	2.27m x 2.02m	7" x 7"
Living	4.4m x 4.3m	14" x 14"
Kitchen/ Dining	4.0m x 2.0m	13" x 7"
Total internal area	70sqm	750sqft

2 C-0-123 - Key Plan - Level 20 - Apartment 123
 1:500



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



S/B

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 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
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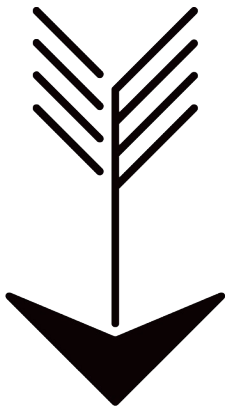
➔ E4 Office
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Features

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



Enviably located on the twentieth floor of the latest designer addition to Tottenham Hale's burgeoning community, this two bedroom, artfully appointed apartment affords superb views of the city skyline and nearby vast natural spaces alike.

Arranged acres of pedestrianised sociable space, replete with cafes, supermarkets and bars, Tottenham Hale's cluster of developments place the very best of North London's natural spaces, transport links and nightlife within easy reach.

WHAT ELSE?

- As noted, Tottenham Hale tube station is just a couple of minutes' walk from your impressive reception. Among the many direct destinations is Kings Cross via the Victoria line (thirteen minutes) or Stansted Airport via the Stansted Express (thirty six minutes).

- Down Lane Park features a basketball court, tennis courts and a six a side floodlit football pitch. Home to a wide range of sports clubs and classes, not to mention an outdoor gym, it's a wonderful space to have on your doorstep when you want to tick off those health and fitness goals.

- Our renowned Tottenham Green Market, just a half mile on foot, is your go-to spot for everything from street food to craft beer to a huge choice of organic, vegan and veggie delights. Be sure to pay a visit on the second Sunday of every month.





➤➤ 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 house 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.

