



Fourth Floor
Total Area: 64.1 m² ... 690 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
11'0" x 19'9"

Bedroom
12'4" x 11'9"

Ensuite
5'5" x 7'2"

Bedroom
8'1" x 11'9"

Bathroom
6'7" x 7'1"

Balcony
31'3" x 5'3"



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 £500,000 Leasehold 2 Bed Apartment



Features:

- Two Bedrooms
- Modern Build Apartment
- Well Presented
- Balcony
- Two Bathrooms
- Next to Blackhorse Road Station
- Close to Walthamstow Wetlands

This stylish 690 sq ft apartment, set on the fourth floor of a modern purpose-built block, offers contemporary living with impressive features. Boasting two double bedrooms, two bathrooms, and a spacious open-plan kitchen/reception, the home is further enhanced by a private balcony and access to stunning communal spaces. Ideally located within easy walking distance of Blackhorse Road Station (Victoria Line) and the tranquil Walthamstow Wetlands Nature Reserve, this is the perfect blend of urban convenience and natural beauty.

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REQUEST A VIEWING
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IF YOU LIVED HERE

Your new home is surrounded by beautifully designed outdoor spaces, starting with the tranquil communal gardens at the entrance of this stylish development. Thoughtfully landscaped with benches and pergolas, it's the perfect spot to unwind with a book or catch up with your neighbours. Stepping inside, you're immediately greeted by an abundance of storage, with three built-in cupboards ensuring a clutter-free living space. To your right, the principal bedroom spans 147 sq ft, offering a serene retreat with soft cream walls that enhance the natural light. Plush carpeting adds warmth and comfort, while the private en-suite bathroom features a dedicated glazed shower, an elegantly integrated basin, and textured tiling paired with wooden flooring for a sleek finish.

The second bedroom is another 96 sq ft of bright and welcoming space, complete with warm wooden flooring and a window overlooking the balcony beyond. Opposite, the family bathroom exudes sophistication, fully clad in granite tiling with a sleek glazed bath and shower combination. A wall-mounted storage cupboard keeps surfaces clear, maintaining a streamlined, clutter-free aesthetic.

The open-plan kitchen/reception is a stunning, light-filled space, thanks to expansive sliding glass doors that span the entire width of the room. The L-shaped kitchen is as stylish as it is functional, featuring charcoal gloss cabinetry, classic white metro tiling, crisp white countertops, and integrated appliances. Step out onto your private

balcony, which stretches the full length of the apartment. East-facing, it guarantees bright, sunlit mornings, while the sheltered design makes it perfect for al fresco dining, unwinding with a coffee, or simply taking in the uninterrupted rooftop views through the glazed balustrade.

WHAT ELSE?

Conveniently located just 0.2 miles from Blackhorse Road Tube Station, commuting and exploring the city couldn't be easier—King's Cross in just 17 minutes door to door or Oxford Circus in under 20 minutes. Families will be pleased to know that within a one-mile radius, there are 16 primary and secondary schools rated 'Outstanding' or 'Good' by Ofsted.

For a unique local experience, an eight-minute stroll takes you to Burnt Faith Brandy House, the UK's first brandy distillery, featuring a vibrant bar serving inventive brandy-based cocktails. Or, discover Slow Burn, a denim factory by day that transforms into a trendy, industrial-chic restaurant by night.

Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban nature reserve, just a short bike ride or walk away. Lloyd Park, less than a mile from your doorstep, offers an outdoor gym, tennis courts, scenic picnic spots, and the renowned William Morris Gallery, perfect for art lovers.



A WORD FROM THE OWNER...

"When we first moved in the area was up and coming and in the 6+ years we've been here we've seen it grow into a wonderful thriving community. The location being close to Blackhorse Road station attracted us as a young working professional couple but the community and area made us stay as long as we did. We have great local coffee shops, beer rooms, restaurants, playgrounds, parks, the wetlands, plus lots more things to do and see in Walthamstow. And the people in Walthamstow still have that community spirit. I know most of my neighbours and the ones I don't know we still smile and say hello to each other in passing."

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