



Collendale Road, Walthamstow, E17 6TB Offers In Excess Of £500,000



** MODERN 2 BED 2 BATH APARTMENT WITH LARGE BALCONY OFF BLACKHORSE LANE WALTHAMSTOW **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to offer for sale this stunning two bed, two bath apartment, set on the third floor of this sought after development next to Blackhorse Lane in Walthamstow. The property is ideal for first time buyers or buy to let investors, with it being a corner plot apartment, boasting great light and space throughout. Situated in a prime location, just two minutes' walk from the Victoria Line, getting to Kings Cross in 12 minutes and Oxford Street in 17 minutes.

The property features a stylish open plan reception area with fully fitted kitchen, complete with integrated appliances and an exquisite granite worktop. The living area is bathed in natural light and has large patio doors leading out to a larger than average private balcony. There are two double bedrooms (one with en suite) and a three piece bathroom suite.

The apartment is in excellent condition throughout and comes with the added benefit of still being under NHBC warranty. Together with access to the communal garden, there is also the benefit of secure bike storage with excellent cycle routes nearby. With lots of local amenities and being in a sought after location, the property is sure to attract a lot of interest. Please call the OC Homes sales team to arrange a viewing.

- MODERN DEVELOPMENT BY BLACKHORSE LANE
- TWO BED TWO BATH
- LARGE PRIVATE BALCONY
- COMMUNAL GARDENS
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES

Viewing

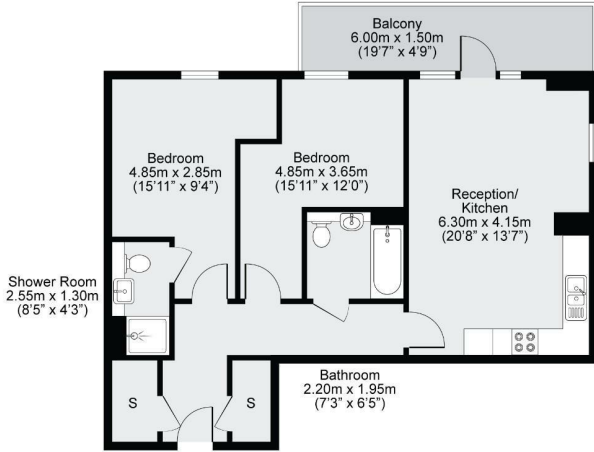
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Collendale Road, London, E17

GROSS INTERNAL AREA
75.0sqm / 807.3sqft



GROSS INTERNAL AREA (GIA)
The footprint of this property
75.0sqm / 807.3sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.5sqm / 37.7sqft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Woodland etc.
9.0sqm / 96.9sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.9m
0.0 sqm / 0.0sqft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 95 | 95 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales

EU Directive
2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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