



Collendale Road, E17 6SZ
London





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Nestled on Collendale Road in London, this charming purpose-built flat offers a perfect blend of modern living and convenience. Spanning an impressive 601 square feet, the property was constructed in 2018 and is presented in immaculate condition, making it an ideal choice for those seeking a contemporary home.

The flat features a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The double bedroom is generously sized, ensuring comfort and privacy. The well-appointed bathroom adds to the overall appeal of this delightful residence.

One of the standout features of this property is the lovely balcony, which offers a serene outdoor space to enjoy fresh air and views. Whether you wish to sip your morning coffee or unwind after a long day, this balcony is a wonderful addition to your living experience.

Conveniently located within walking distance to Blackhorse Road Station, commuting to central London and beyond is a breeze. This prime location ensures that you are well-connected to the vibrant city life while still enjoying the tranquility of your own home.

In summary, this flat on Collendale Road is a fantastic opportunity for anyone looking to embrace modern living in a sought-after area of London. With its excellent condition, thoughtful layout, and proximity to transport links, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your new home.

Asking Price £375,000



- **Walking Distance To Blackhorse Road Station**
- **Council Tax Band B**
- **Immaculate condition**

Location

Within a 5-minute radius, Blackhorse Road Station (Victoria Line, Suffragette Line) provides excellent transport links, while the area is bustling with food shops like Tesco, Coop, and Nourished Communities, as well as popular cafes such as Blackhorse Workshop, Hermanos, and Narrative. Dining options include Slowburn and The Black Horse, complemented by fitness centers like F45, CrossFit, MoreYoga, and FS8, along with the Yonder climbing center. For socializing, the neighborhood boasts breweries and hangouts like Big Penny Social, Signature Brew, and Exale Taproom. Within 10 minutes, you'll find St James Street Station (Weaver Line), the serene Walthamstow Wetlands, and the lively CRATE St James Street. Extending to a 30-minute reach, key destinations include Kings Cross, Oxford Circus, and Liverpool Street via efficient train lines, as well as green escapes like Hampstead Heath, Lloyd Park, Walthamstow Village, Walthamstow Marshes, and Tottenham Marshes. For longer road-free walks or bike rides, explore River Lee Country Park, Hackney Marshes, Victoria Park, or Queen Elizabeth Olympic Park.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years from 01/01/2018
 Service Charge: £1,596 pa
 Ground Rent: £325 pa
 Council Tax Band: B
 Annual Council Tax Estimate: £1,772

Entrnce Hall

Storage Cupboard with space for Washer/dryer, laminte flooring, power points.

- **One Double Bedroom**
- **Open planned recpetion/Kitchen**
- **Communal Courtyard**

Reception Room

Double Glazed windows to the front aspect, centre ceiling rose, double radiator, laminate flooring, power points, TV point, doors leading to the balcony.

Kitchen

laminate flooring, tiled splashbacks, range of base and wall units with flat top work surfaces, integrated cooker,integrated hob, extractor fan, sink drainer unit.

Bedroom

laminate flooring, double glazed windows to the front aspect, power points, centre ceiling rose.

Bathroom

fully tiled walls, tiled flooring, panel enclosed bath with mixer taps, hand wash basin with mixer taps, low level flush WC.

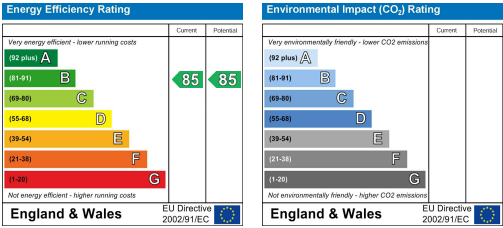
Balcony



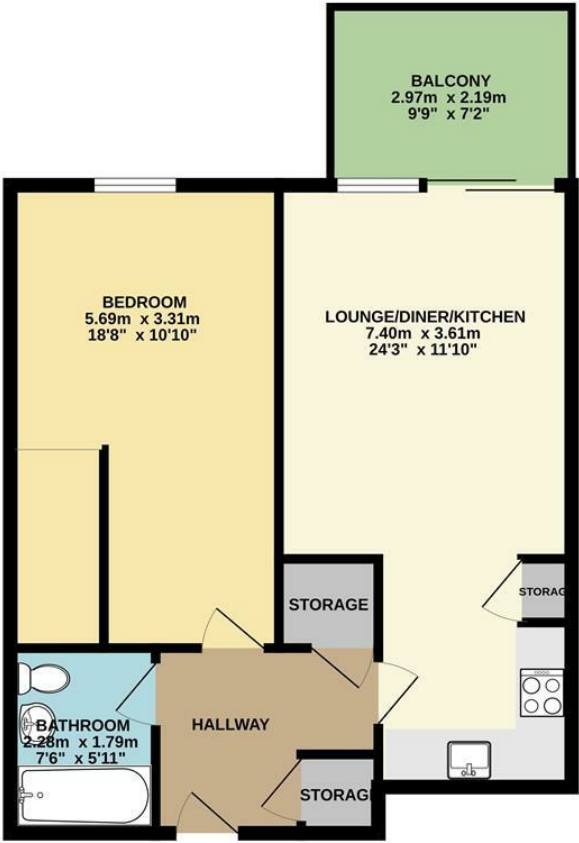








THIRD FLOOR
52.0 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA : 55.8 sq.m. (601 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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