



Kitchen/Dining/Reception Room  
17'8" x 16'0"

Bedroom  
15'3" x 14'5"

Bathroom  
6'7" x 7'1"

Storage

Utility/Storage

Balcony  
5'8" x 7'11"

20th Floor



Total Area: 56.3 m<sup>2</sup> ... 605 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

## GREEN FERRY WAY, WALTHAMSTOW Offers In Excess Of £455,000 Leasehold 1 Bed Apartment



### Features:

- One Bedroom Apartment
- 605 sq ft
- Immaculately Presented
- Modern Build
- Beautiful Views
- Communal Roof Terrace
- Next to Blackhorse Road Station

Set within a modern development, this one-bedroom apartment offers 605 sq ft of thoughtfully arranged living with an emphasis on outlook and quality throughout. The apartment is presented in excellent condition, with interiors that feel refined and ready to enjoy from day one. Elevated views create a strong sense of openness, complemented by a private balcony that extends the living experience outdoors. Residents also benefit from access to a communal roof terrace, providing an additional shared setting above the city. Positioned moments from Blackhorse Road Station, the location delivers outstanding convenience, making this an appealing choice for contemporary apartment living with impressive connections.

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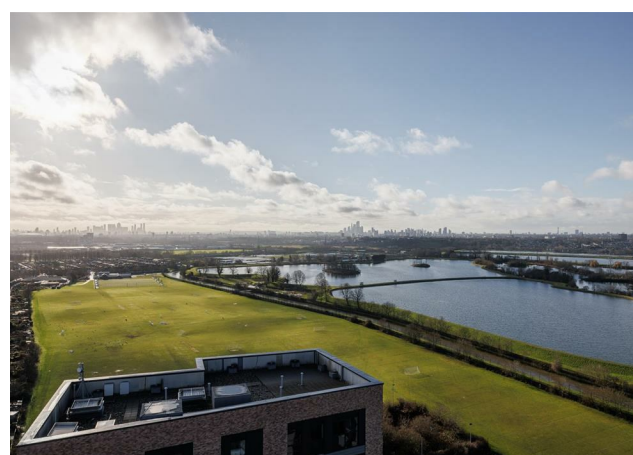
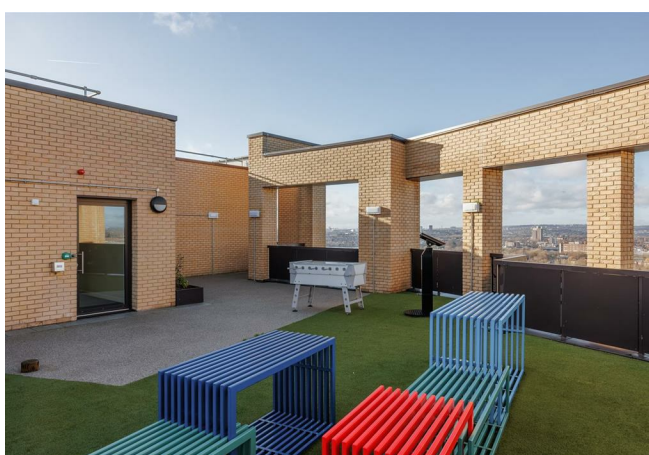
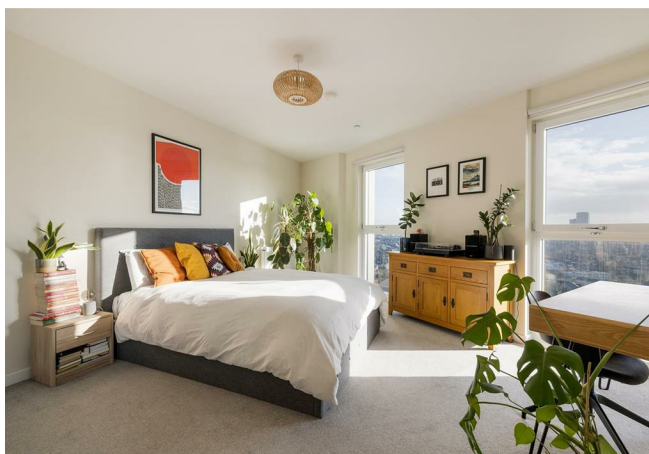
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#### IF YOU LIVED HERE...

A welcoming entrance hallway sets the tone on arrival, with clean lines and a streamlined feel. Built-in storage and a separate utility cupboard are neatly integrated, keeping everyday essentials tucked away while maintaining a sense of order as you move through the home.

Beyond, the kitchen, dining and reception area unfolds as a generous, dual-aspect setting shaped by wide glazing on two sides. Daylight pours in throughout the day, drawing the eye towards far-reaching city views and giving the room an uplifting energy. The layout moves comfortably between lounging, dining and cooking, making it equally suited to relaxed evenings or hosting friends. Contemporary finishes and confident proportions ensure each area feels distinct yet connected, without interrupting the overall flow. Directly connected to this main living area, the south-facing balcony provides a natural extension outdoors. Set against wide, open skies, it offers an inviting spot for morning coffee or evening drinks, with open views that bring the skyline firmly into focus.

The bedroom continues the sense of considered proportions, comfortably accommodating a generous bed alongside additional furniture. Open views add to the restful feel, while a built-in wardrobe provides integrated storage that keeps the room feeling balanced and composed.

The bathroom is finished in a contemporary style, with clean lines and a cohesive palette. A bath with an overhead shower sits within a streamlined layout that feels

polished and refined. Residents also benefit from access to a communal rooftop terrace, offering a striking setting above the city with expansive views across the skyline and surrounding waterways, alongside well-arranged seating areas for spending time outdoors. Set within a lively and increasingly popular part of Walthamstow, the area offers a great mix of everyday convenience and open green surroundings. Local favourites such as Deja Brew Café, a relaxed spot for coffee and catch-ups, and The Italian Bakery, known for casual dining and pizzas, are within easy reach, while Big Penny Social adds energy to the neighbourhood as part of the Walthamstow Beer Mile, with food, events and a strong community feel. Walthamstow Wetlands sits right on the doorstep, providing acres of walking routes and expansive waterside scenery, while Lloyd Park offers further green space alongside the William Morris Gallery, cafés and a well-loved weekend market, creating a neighbourhood that feels both social and refreshingly open.

#### WHAT ELSE?

Blackhorse Road Station is a two-minute walk away, offering swift links via the Victoria line and overground services for easy access across the city. St James Street Station is a fifteen-minute walk away, providing additional overground connections and added flexibility for commuting or weekend travel.



#### A WORD FROM THE OWNER...

"We truly don't want to sell this flat, but as we're growing into a family of three, we need another bedroom. If we could stay, we absolutely would. Life on the 20th floor has been something special: waking up to the sunrise from bed in this south-east facing penthouse, with sweeping views across the wetlands and London's iconic skyline. The apartment is filled with light throughout the day and never feels gloomy, even in winter. We've loved slow mornings with breakfast on the balcony, evening walks through the wetlands, and cycling along the River Lea. With breweries, cafés, the Victoria line and Overground all just a minute's walk away, everything feels effortlessly connected. And from the shared roof terrace, the sunsets are unforgettable. We're not moving far, but we will deeply miss the sense of calm, space and those unbelievable views that make you feel like you're living above the clouds."

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