

Kitchen/ Lounge/ Diner
21'10" x 23'7"

Balcony
9'7" x 7'8"

Bedroom
10'10" x 12'11"

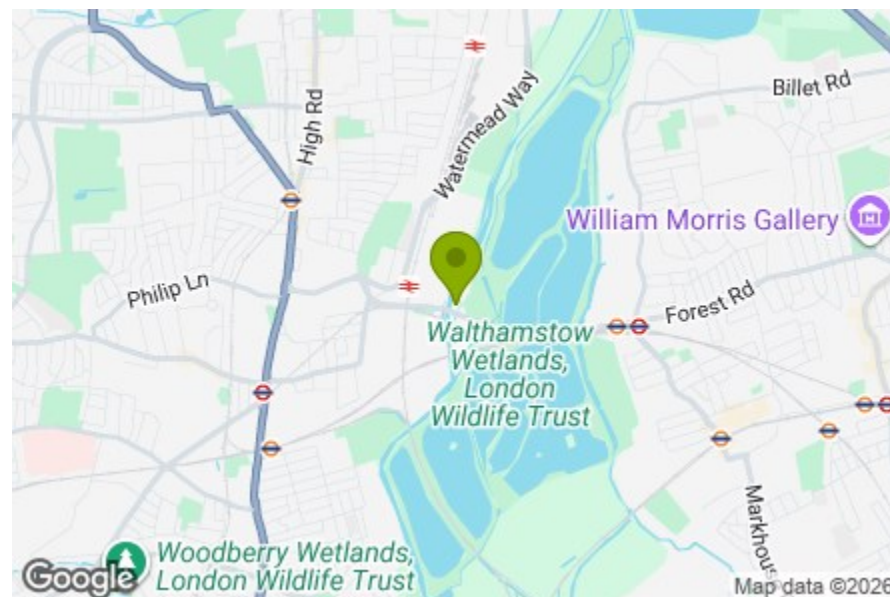
Bathroom
7'0" x 8'0"

Bedroom
11'5" x 15'8"

Ensuite
5'2" x 9'8"

Total Area (Excluding Balcony): 74.1 m² ... 797 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(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



FERRY LANE, TOTTENHAM

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Located on the Sixth Floor with Lift Access
- Approx. 797 Square Foot
- Moments from Tottenham Hale Station
- Secure Development
- Two Bathrooms
- Moments from The Walthamstow Wetlands
- Private Balcony

Set within a contemporary, secure development moments from Tottenham Hale Station and the edge of Walthamstow Wetlands, this beautifully presented two bedroom, two bathroom apartment enjoys an elevated sixth floor position with lift access, a generous private balcony and far-reaching views. Offering around 797 square feet of bright, thoughtfully designed living space, it's perfectly placed for making the most of one of North London's most exciting and well-connected neighbourhoods.

REQUEST A VIEWING
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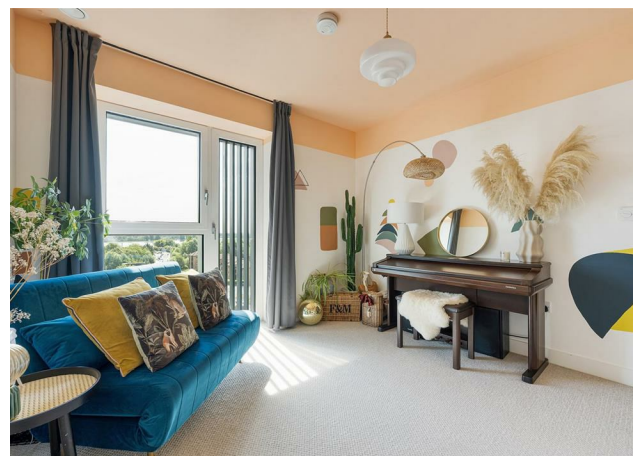
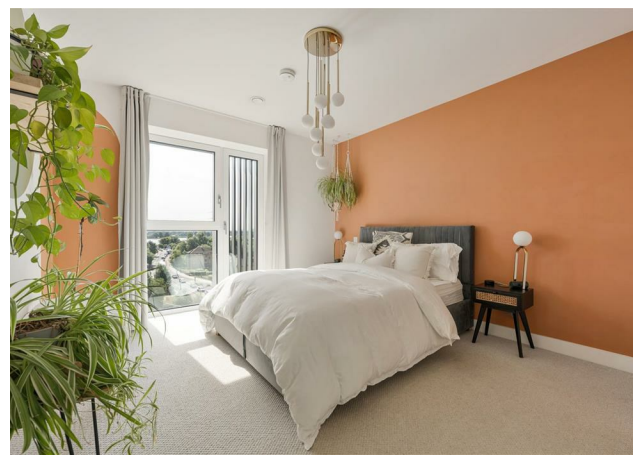
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IF YOU LIVED HERE....

Step inside and the apartment opens into a spacious open plan kitchen, dining and living area, where full height glazing draws in plenty of natural light and frames the impressive outlook. Real wood flooring runs throughout the living spaces, complemented by quality oak internal doors that give the apartment a warm, cohesive feel. The sleek, contemporary kitchen sits neatly to one side with integrated Bosch appliances including an oven, microwave, dishwasher, fridge and freezer, while there's ample room for both a dining table and comfortable seating. Sliding doors lead directly onto the private balcony, creating an easy extension of the living space and somewhere you'll happily spend sunny mornings or relaxed evenings taking in the skyline.

The principal bedroom is a calm and generous retreat with built-in storage and its own smart en suite shower room. The second double bedroom sits on the opposite side of the apartment, making it equally suited to guests, family or home working. Between the two is a beautifully finished family bathroom, while additional hallway storage keeps everyday essentials neatly tucked away. Throughout, the interiors feel fresh, well cared for and ready to move straight into.

Living here means having the best of city life and nature on your doorstep. The Walthamstow Wetlands are only moments away for waterside walks, wildlife and peaceful green space, while Tottenham Hale continues to grow as one of North London's most exciting destinations, with independent cafés, restaurants and excellent transport connections all within easy reach.

WHAT ELSE?

- Tottenham Hale Station is just a short walk away, offering Victoria line Underground services, National Rail connections and the Stansted Express for quick journeys across London and beyond.

- Walthamstow Wetlands and the River Lea provide miles of walking and cycling routes, while the nearby canal side is lined with cafés, breweries and places to stop for a drink or bite to eat.

- Whole Foods Market is just a short walk away for everyday shopping, while True Craft Tottenham and the growing collection of independent bars, breweries and eateries around Blackhorse Lane provide plenty to explore nearby.



A WORD FROM THE OWNER....

"The location is great - less than a 5 minute walk to Tottenham Hale station which has direct trains to Stansted, Liverpool St. and Stratford, as well as the Victoria line. It takes 15 minutes door-to-door to get to Kings Cross / 20 minutes to Oxford Street and has the night tube on Friday and Saturday nights. The flat has a great view over Walthamstow Wetlands with a perfectly open view of the sunrise each morning. "

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