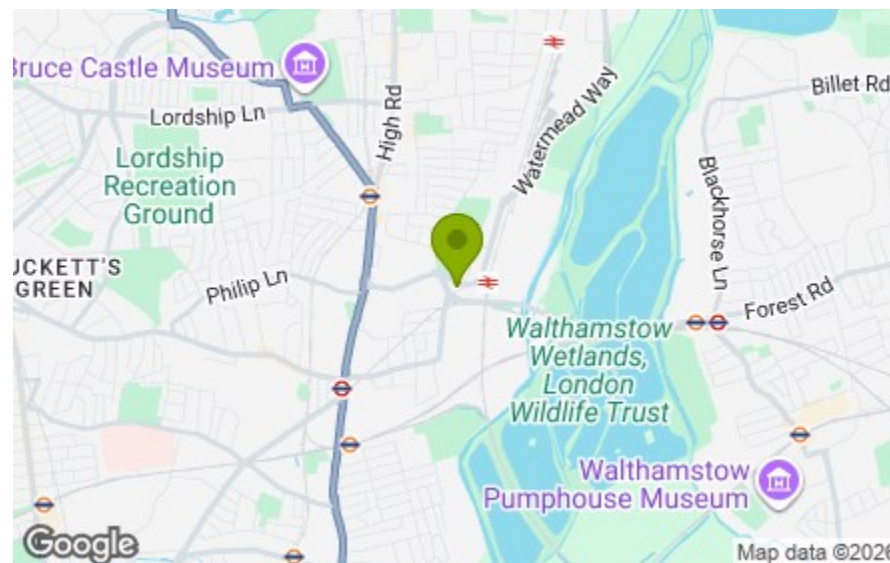




20th Floor
 Total Area: 99.5 m² ... 1071 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



- Master Bedroom
14'4" x 14'1"
- Ensuite
4'6" x 7'8"
- Bedroom 2
9'6" x 14'1"
- Bedroom 3
9'6" x 14'1" m
- Bathroom
7'5" x 6'7"
- Kitchen/ Dining/ Living
19'2" x 21'1"
- Balcony
4'7" x 11'6"



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(82 plus)	A		
(71-81)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	84
		EU Directive 2002/91/EC	



5 STATION ROAD, LONDON £3,250 Per Calendar Month 3 Bed Flat



Features:

- NO HMO MAX 2 SHARERS
- Three Bedrooms
- Two Bathrooms
- >1000sqft Apartment
- Spectacular Views
- Integrated Appliances inc Wine Cooler
- New Build Development
- Communal Roof Terrace
- Stone's Throw Away from Tottenham Hale Station
- Short Walk to Walthamstow Wetlands

Spanning over 1,000 square foot, this three-bedroom, two bedroom apartment sits on the 20th floor of a modern development in a thriving quarter of Tottenham, surrounded by excellent amenities and with the greenery of the Walthamstow Wetlands a short hop away.

Inside, the generous layout offers light-filled, contemporary living with an open plan living area and balcony, while outside you'll benefit from all the connectivity Tottenham Hale has to offer, with access to both the Victoria line and National Rail on your doorstep.

REQUEST A VIEWING
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E4 & N17
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 0203 397 9797

E18 & IG8
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 0203 369 1818

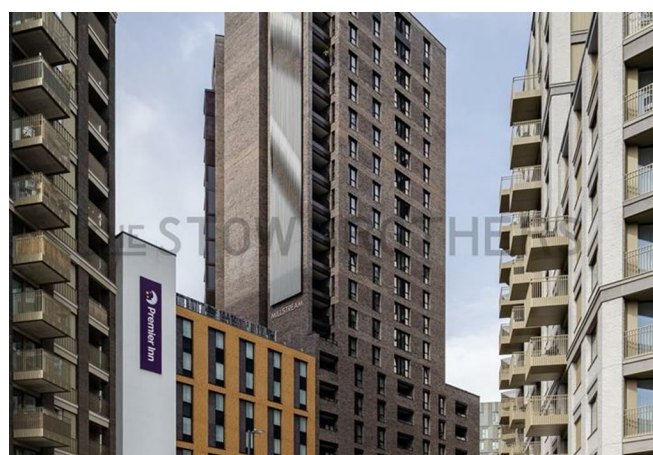
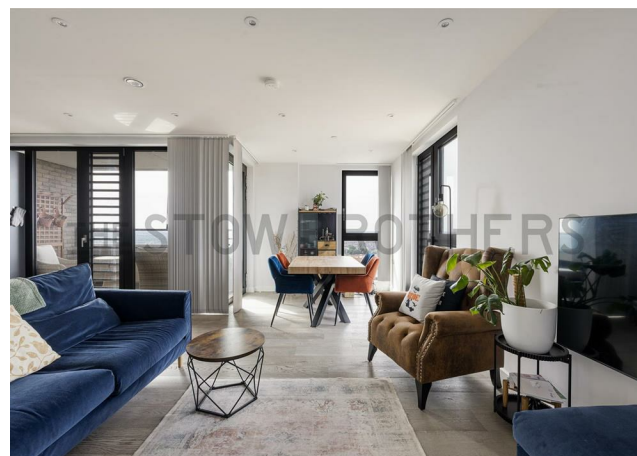
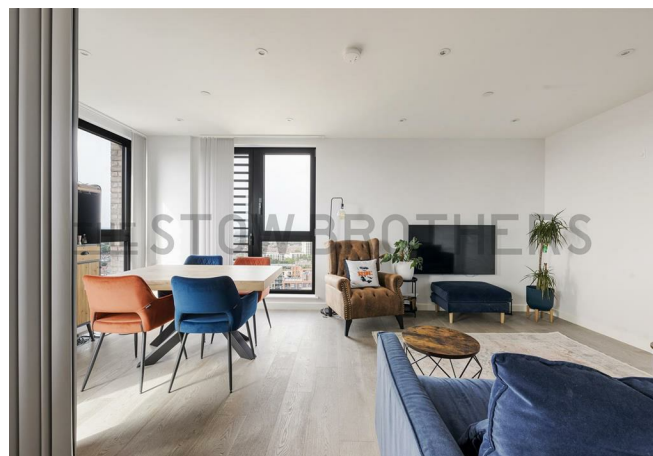
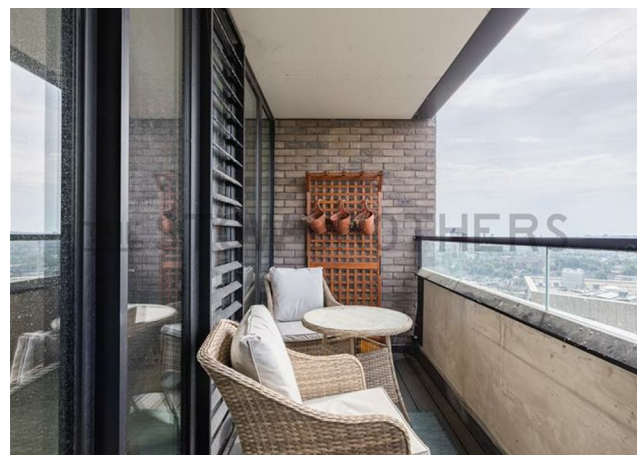
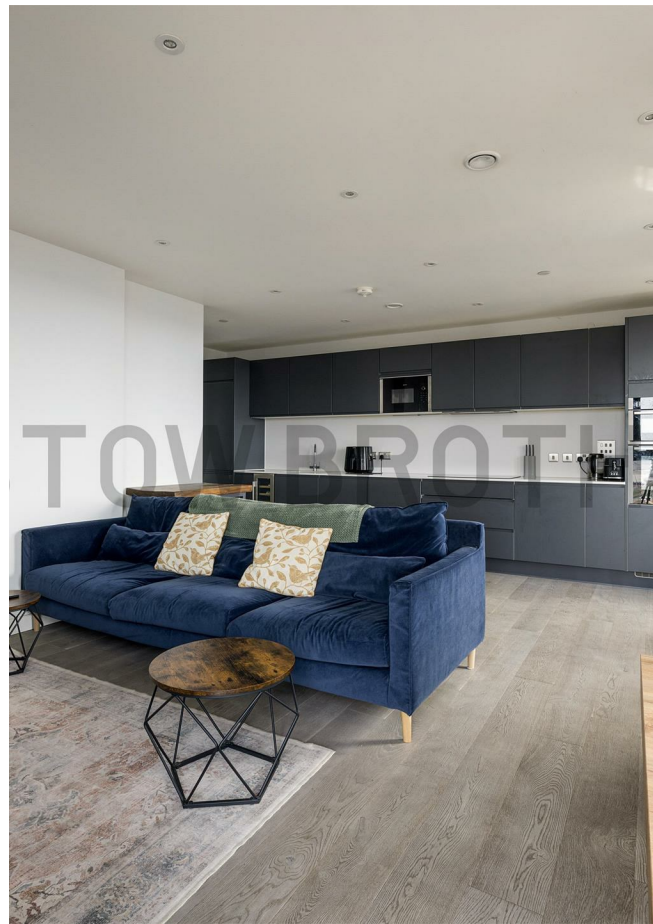
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IF YOU LIVED HERE...

Thanks to its elevated 20-floor position, the apartment enjoys a wonderful sense of peace, with skyline views that enhance the feeling of space and calm. This height also improves energy efficiency and ensures an abundance of natural light throughout the day, especially in the large open plan living area, which offers plenty of room for both dining and relaxation. The kitchen area is sleek and contemporary, with plenty of units and high spec appliances. Another great spot for a drink is your west-facing balcony, a fantastic extension of the living space.

All three bedrooms are bright and generously sized; one even has its own ensuite and built-in storage, while the main bathroom is equally impressive, featuring modern lines and an over-bath shower. There's plenty of storage in the hallway, too.

As for the surrounding area, you've got everything from dynamic breweries and coffee shops to sprawling greenery and award-winning restaurants within strolling distance. Since this whole area is undergoing a complete regeneration, it's hard to keep up with all the exciting new businesses emerging, so you'll enjoy exploring.



WHAT ELSE?

- This area offers some excellent perks, including the brilliantly unique Baltic Seafood canal boat on Stonebridge Lock, which serves up dishes such as Turkish mackerel baguettes and calamari.
- For those in need of some nature, head to the River Lea, which offers miles of walking and cycle routes, connecting Walthamstow Wetlands with Hackney Marshes and Stratford's Olympic Park.
- You're fantastically placed for reaching other neighbourhoods, with both Walthamstow and Stoke Newington a short stretch away. Tottenham Hale's National Rail route will also deliver you directly Stansted Airport. The world is your oyster!

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