



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-80) C		
(55-54) D		
(54-53) E		
(51-50) F		
(49-48) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## 5 STATION ROAD, LONDON

£2,540 Per Calendar Month

### 2 Bed Apartment - Purpose Built



#### Features:

- New Build Apartment
- Two Bedrooms
- Spectacular Views
- Large Living Space
- Private Balcony
- Communal Roof Terrace
- Plethora of Amenities on Your Doorstep
- A Stone's Throw Away from Tottenham Hale Station

Spanning an impressive 900 square foot, this 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.

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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 a breakfast bar providing more versatility when it comes to eating. Another great spot for a drink is your balcony, a fantastic extension of the living space.

Both bedrooms are bright and generously sized with in-built storage, while the bathroom is equally impressive, featuring modern lines and an over-bath shower.

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.

You're surrounded by natural blue and green space here, and yet barely a few steps from the comprehensive transport links of Tottenham Hale, putting a whole host of landmark destinations within easy reach. Kings Cross is just thirteen minutes away direct via the speedy Victoria line, with Oxford Circus and the West End a mere three minutes further. If you're staying local then the riverside tranquillity of The Ferry Boat Inn is sure to become a favourite. Just five minutes' walk.



#### 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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