



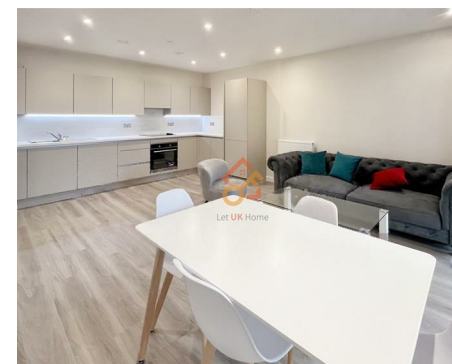
Let **UK** Home

3 Bedrooms

E17 6AU

Located in London

£2,800 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Alder Point, 2 Green Ferry Way, London, E17



Let UK Home are excited to present this spacious three bedroom, two bathroom apartment at Alder Point within Blackhorse Mills, an iconic eco-residence in East London Zone 3. Property Reference: LUH 2385

This three-bedroom apartment offers a practical layout. Upon entry, a central corridor leads to an open-plan kitchen-living-dining space which flows to a private balcony. Bedroom 1 comes with its own en-suite bathroom, while Bedroom 2 and Bedroom 3 share the main family bathroom. There is a dedicated utility room plus extra storage near the entrance.

Boasting unbeatable panoramic views over Europe's largest urban wetland Walthamstow Wetlands and the lush greenery of Lee Valley Park, the home offers a rare blend of peaceful natural scenery and convenient city living.

The residents of this development will benefit from comprehensive on-site amenities including a concierge, scenic rooftop terrace, communal meeting rooms, an on-site café and convenience store, alongside shared social lounges for residents to relax and socialise.

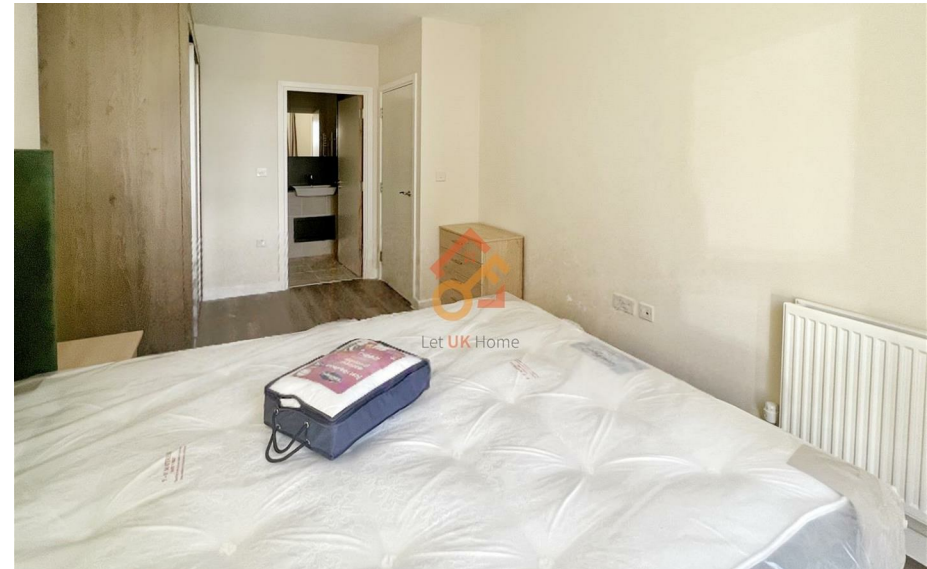
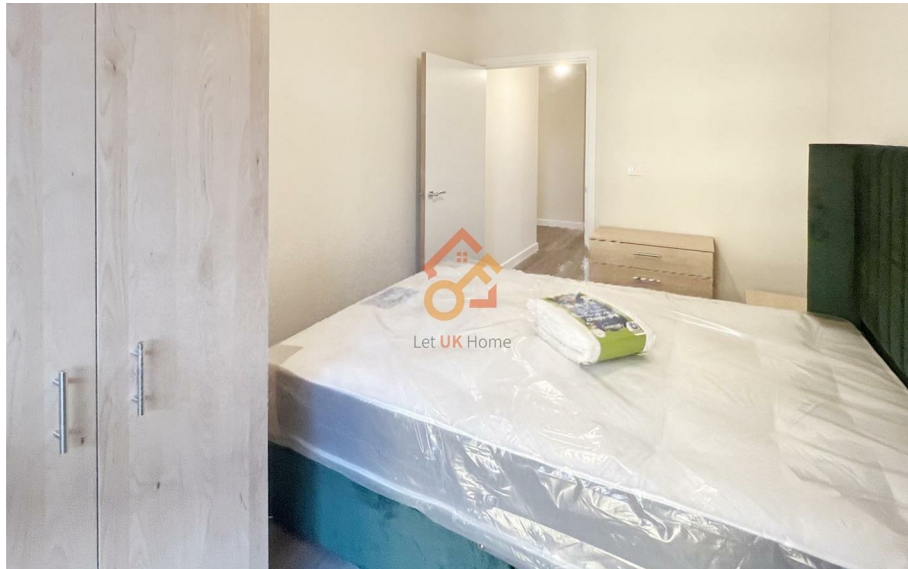
Just a short walk from Blackhorse Road Station, the property benefits from direct access to the Victoria Line and Suffragette Line, with fast connections to King's Cross, Oxford Street and the City of London. Heathrow and Gatwick Airports are easily reachable.

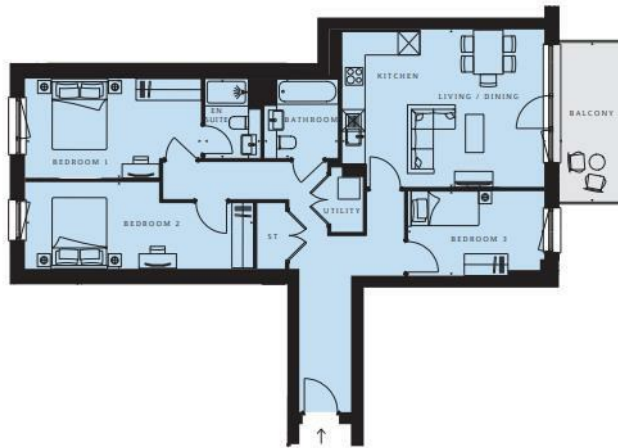
Excellent local education provisions cover highly-rated primary and secondary schools for families. Top universities including UCL, KCL and LSE are within easy commuting distance.

Nestled within vibrant Walthamstow's creative district, residents enjoy endless local amenities: Europe's longest street market, global food stalls, boutique restaurants, craft breweries, comedy venues, art galleries and the iconic neon museum. Weekend activities range from wetland cycling to rooftop gatherings at the popular Crate container village.

- 8th Floor
- Rooftop Terrace
- Walk to Blackhorse Road Station
- Quick Commute to UCL
- EPC Rating: B

- Concierge Service & 24h Security
- East London Zone 2
- Victoria Line and Suffragette Line
- Walthamstow
- NO HMO





PLOTS 267, 273, 279, 285, 291, 297
Kitchen/Living/Dining 18'2" x 14'2" (5570 x 4345mm)
Bedroom 1 15'10" x 9'0" (4850 x 2750mm)
En suite 7'2" x 5'0" (2200 x 1550mm)
Bedroom 2 20'6" x 7'10" (6285 x 2400mm)
Bedroom 3 12'3" x 7'7" (3755 x 2340mm)
Bathroom 7'2" x 6'8" (2200 x 2050mm)
TOTAL AREA 975 sq ft (90.6 sq m)
Balcony 14'4" x 5'11" (4400 x 1830mm)



Let **UK** Home

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Paddington
London
W2 6LG

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Council Tax Band: C

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(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	

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