

Total Area (Excluding Balcony): 73.8 m<sup>2</sup> ... 795 ft<sup>2</sup>

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.

- Bedroom  
11'2" x 12'10"
- Ensuite  
4'5" x 6'7"
- Bedroom  
10'0" x 12'10"
- Kitchen/Lounge/Diner  
12'3" x 23'9"
- Bathroom  
6'10" x 6'9"
- Balcony  
13'5" x 6'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	84
(81-91) B			
(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	



## SUTHERLAND ROAD, WALTHAMSTOW

### Offers In Excess Of £475,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedrooms
- Modern Development
- Short walk to Blackhorse Road Station
- Off Street Parking
- Private Balcony
- Proximity to Walthamstow Wetlands
- En-suite to Main Bedroom
- Chain Free

Set on the first floor of a well-designed modern development in the heart of Blackhorse Road, this two-bedroom, two-bathroom apartment benefits from spotless decor, contemporary fittings, plenty of natural light, a private balcony and off-street secure parking for one car, and a secure bicycle storage, amongst the many highlights.

As for the location, this is a neighbourhood that Conde Nast Traveller recently described as the one of the top places to visit in 2024. Blackhorse Road station is within easy reach for exceptional transport links, and you'll find top class amenities on your doorstep, as well as plenty of green spaces, including the Walthamstow Wetlands.

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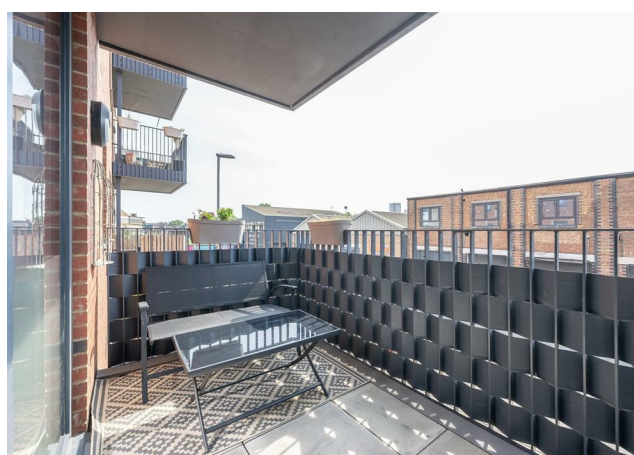
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#### IF YOU LIVED HERE...

If you don't already know this thriving part of E17, you'll quickly come to understand why it draws visitors from across the capital. There's brilliant sense of community, an abundance of green space and an array of creative businesses giving the area a dynamic air.

At home, your kitchen/lounge/diner has been thoughtfully decorated with a soft palette, highlighted by the abundance of natural light. In the kitchen area, the units are pristine and the appliances hi-tech, so entertaining will be lots of fun (and you'll be keen to show off your new location).

The balcony will be a fantastic extension of your living space - and the perfect spot to relax with a drink on clear days. The bedrooms have the same immaculate decor as the rest of the apartment - and the master even has its own sleek ensuite. The main bathroom is just as modern with stylish fittings, while the spacious hallway benefits from built-in storage.

Outside, you'll find that there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park - home to the William Morris Gallery - is just a bit further in the other direction. As for food and drink-based perks, SlowBurn, which was recently named one of the Guardian's

essential restaurants to 'try right now', is three minutes on foot, while the UK's first dedicated brandy house, Burnt Faith, is on your street. You're also a short skip from the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big Penny Social. Look out for the excellent events calendar at the latter.

As for mental and physical stimulation, the impressively designed bouldering studio Yonder is seven mins away. You'll find a similar buzz at Blackhorse Workshop (also on Sutherland Road), where you can sign-up for great part-time courses - a great way to meet fellow residents.

#### WHAT ELSE?

- It's a 12 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Overground route to London Liverpool Street.

- New local? How about the Tavern on the Hill? A grand old pub given fresh life by the folks from Wild Card Brewery - 11 minutes on foot away. It's quickly become a foodie favourite thanks to its popular roasts.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.



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

"We have loved living in Taylor House. Over the past seven years the area has become a destination spot with people coming from far and wide to enjoy the Wetlands Nature Reserve, the abundant brewery tap rooms and coffee shops, all with regular events ranging from vintage furniture sales to poetry and games evenings. That said, the area retains a relaxed community feel and warm welcomes are in abundance. Were it not for a hankering for the seaside and a change of circumstance, we'd happily stay and we'll keep a keen eye on future developments with regular visits to friends made here."

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