

Taylor House, E17
Approx. Gross Internal Area 743 Sq Ft - 69.02 Sq M



THIRD FLOOR



Reception / Kitchen
23'11" x 11'10"

Bedroom
12'10" x 9'6"

Bedroom
11'10" x 9'6"

Balcony
11'10" x 8'2"



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

THE STOW BROTHERS

Date: 28/8/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	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 Flat



Features:

- Two Double Bedrooms
- Private Balcony
- Stunning Views
- Fourth Floor
- Excellent Order Throughout
- Private parking Space
- Close To Blackhorse Road Station
- En-Suite
- Lift To All Floors

A stylish two double bedroom, two bathroom apartment in a modern brick built development. Sat on a quiet turning close to Blackhorse Road, it's all light and airy throughout, with private balcony and aluminium framed windows. A fine find.

Your new development comes with the gold dust London addition of private parking, as well as secure bike storage and elevator access.

REQUEST A VIEWING
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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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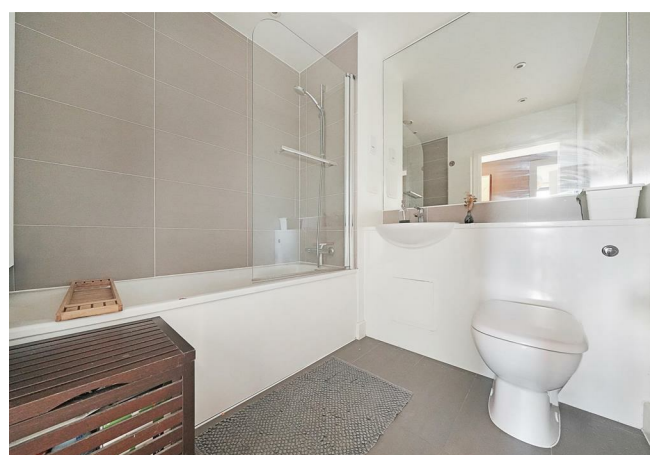
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IF YOU LIVED HERE...

Step inside your hallway, note the built in storage on your right, and find your first bedroom with en suite shower room straight ahead. Next to that is bedroom two of a similar size. Both bedrooms have soft carpet underfoot. Opposite you'll find your main bathroom, with shower over the tub, and large mirror over the integrated sink and concealed cistern WC.

Your open plan kitchen and reception is at the end of your hallway, dual aspect for maximum natural light. There's engineered hardwood flooring underfoot, and your bright white kitchen units occupy one corner. Step out onto your balcony for spectacular City skyline views from your balcony, open to the sky and taking in Canary Wharf, The Shard and Alexandria Palace. It's a luxurious addition.

It's just half a mile to Blackhorse Road for the Victoria Line, meaning your commute to Kings Cross could be comfortably under thirty minutes door to door. If you're staying local, you'll

find all your amenities nearby on Blackhorse Lane, along with a host of independent breweries. Higham Hill Park is nine minutes away, and you're barely a mile on foot from the bustling centre of Walthamstow itself.

WHAT ELSE?

- Your new local is The Tavern on the Hill, a friendly community pub with a mouthwatering menu.
- It's under ten minutes on foot to the Lockwood Way entrance to Walthamstow Wetlands, London's largest nature reserve, and only a little further to Lloyd Park.
- Schools rated 'Outstanding' nearby include Big Creative Academy, Eden Girls' School and South Grove Primary.



A WORD FROM THE OWNER...

"We have enjoyed our seven years at Taylor House and will be very sad to leave both the flat and the community that's grown here. Fortunately we're not going far and will be back to visit socially. The area has evolved as our family has settled into the area. Improvements to our streets and parks have been great to see and the Wetlands opening a few years ago became a key part of our local lives. We have all we need in the area including a great social / music / event scene at breweries and independent bakeries and cafes that have flourished as the Blackhorse Road area of Walthamstow has developed since we moved here."

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