

Total Area: 75.3 m² ... 811 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
23'7" x 11'5"

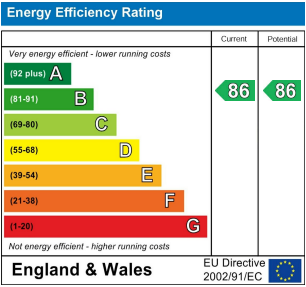
Bedroom
19'0" x 11'1"

Ensuite
7'7" x 4'11"

Bedroom
12'11" x 11'1"

Bathroom
7'4" x 6'8"

Balcony
9'8" x 7'4"



SUTHERLAND ROAD, WALTHAMSTOW
25% Shared Ownership £132,500 Leasehold
2 Bed Apartment



Features:

- 25% Shared Ownership
- Monthly Rent- £954
- Two Bedrooms
- Modern Development
- En-suite to Main Bedroom
- Easy Access to Blackhorse Road Station
- Balcony
- Short walking distance to Walthamstow Wetlands

Set on the second floor of an architecturally striking development in the heart of Blackhorse Road, this two-bedroom, two-bathroom apartment boasts spotless decor, contemporary fittings, ample storage, plenty of natural light and a south-west facing balcony, 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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REQUEST A VIEWING
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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 ventures giving the area a buzzy feel.

At home, your kitchen/lounge/diner has been thoughtfully decorated with a neutral palette, highlighted by the natural light. In the kitchen area, the units are stylish and the appliances hi-tech. The south-west facing private balcony will be a fantastic extension of your living space - and as it's covered you can make the most of it rain or shine. The bedrooms have the same immaculate decor as the rest of the apartment - and the master has its own sleek ensuite, as well as balcony access and built-in storage. 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 some of East London's most exciting craft beer breweries, bars and street food.

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 E17 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.
- Walk towards Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinema.
- Within a few months you'll also be able to enjoy the benefit of being just over a mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities' (one of the reason's we love Walthamstow so much).



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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