

Third Floor
Total Area: 50.3 m² ... 542 ft²
All measurements are approximate and for display purposes only

Kitchen / Lounge / Diner
12'8" x 21'7"

Balcony
9'10" x 6'0"

Bedroom
9'6" x 17'7"

Bathroom
6'9" x 6'10"



SUTHERLAND ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Modern Build
- Well Presented
- Balcony
- Open Plan Kitchen Reception Room
- Walking Distance to Blackhorse Road Station

Occupying an enviable position on the third floor of a contemporary development, this one-bedroom apartment benefits from a smart layout, with immaculate decor, sleek fittings, plenty of natural light and a private balcony amongst the highlights. As for the location, this is a neighbourhood that Conde Nast Traveller described as the one of the top places to visit - and for good reason. Blackhorse Road station is within easy reach for convenient transport links, and you'll find top class amenities on your doorstep, as well as plenty of green spaces, including the Walthamstow Wetlands.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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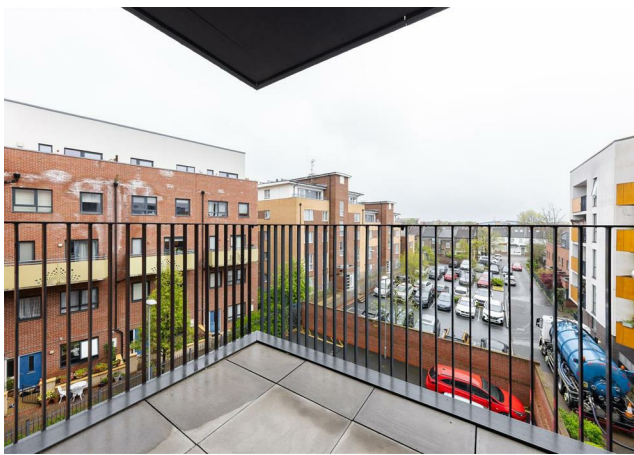
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IF YOU LIVED HERE...

Thanks to those third floor views across London and sheer amount of natural-light, your 542 square foot apartment has a fantastic sense of space, so you'll enjoy spreading out from the day you move in.

The kitchen/lounge/diner has been smartly finished in neutrals, meaning you've got the perfect blank canvas, all ready for you to add your own touches. The kitchen units are pristine, the appliances hi-tech, and you've got plenty of room for a dining table, so entertaining will be an enjoyable experience. The balcony will be a fantastic extension of your living space. As well as providing views, your third floor position means you benefit from a certain amount of energy efficiency, too - something you'll really appreciate in winter.

The bedroom has a striking contrast colour scheme, as well as soft carpeting underfoot and space for two large wardrobes (the previous owner's ones could even be sold), while the bathroom is sleek and modern with an over-tub shower.

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 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 very street - now serving a top class barbecue menu. 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 creative energy at Blackhorse Workshop, where you can sign-up for great part-time courses. You'll also get to enjoy the community saunas that are currently in development a mere hop over the road - plenty of excitement about that!

WHAT ELSE?

-It's a 12 minute stroll to Blackhorse Road station, where you have access to the Victoria and Suffragette Overground lines. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Weaver Overground route to London Liverpool Street.

-Head to Walthamstow Central for Europe's longest market, which runs along Walthamstow High Street, as well as the 17&Central shopping centre and Forest Cinema.

- By the time you've moved in, you'll 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'. We can't wait.



A WORD FROM THE OWNER...

"This is a lovely building with a great community feel in an area which has become a buzzing hub of creative spaces and nightlife. Between the fantastic local breweries, the climbing gym, the beautiful wetlands, and now the community saunas which are due to open just over the road, Blackhorse Road has become a destination for great nights out, green space and community. The flat itself has been lovingly decorated and cared for and provides a cosy, peaceful living space in a quiet nook, just removed from the buzz around the station and the beer mile. We have loved living here and will definitely still be spending plenty of time in the area - excited to see how it keeps developing in the future!"

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