



Sutherland Road, Walthamstow, London

Set on the first floor of this well presented modern development is this spacious one bedroom flat just moments away from Blackhorse Road Station.

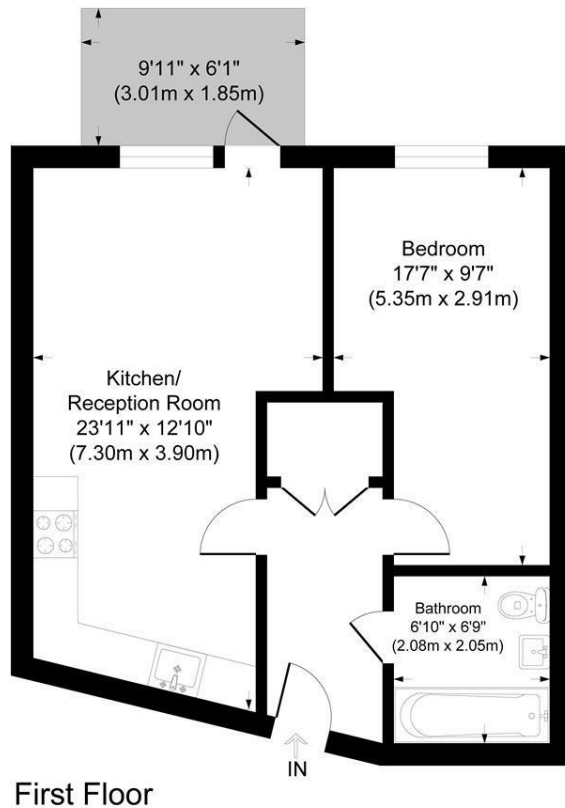
The property features a spacious open-plan living and kitchen area, providing an ideal space for both relaxing and entertaining, with direct access to a private balcony. The generous double bedroom offers ample room for wardrobes and additional storage, while the modern family bathroom is finished to a high standard with a stylish three-piece suite.

Perfectly suited to first-time buyers, professionals or investors, this attractive apartment combines practical living space with modern design in a convenient commuting location.

The property enjoys a fantastic location just a 10-minute walk from the tube, with excellent cafés including Blackhorse Workshop and Wild Grains nearby. The Wetlands, Beer Mile, community sauna and gardens are all within easy reach, along with a wide range of fitness facilities. Despite being in such a vibrant area, the flat is exceptionally quiet thanks to its excellent sound insulation. The community sauna and gardens directly opposite the building are also a unique local feature, with residents benefiting from discounted access. The building has a

- Well Presented One Bedroom Flat
- 0.6m to Blackhorse Road Station
- Close to Walthamstow Wetlands
- Open Plan Living And Kitchen Space
- Popular Modern Development
- Council Tax - B
- EPC- B
- 551 Sq Ft (51.2 Sq M)

£350,000



First Floor



Taylor House, Sutherland Road

Approximate Gross Internal Area
Total = 51.2 sq m / 551 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		82	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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