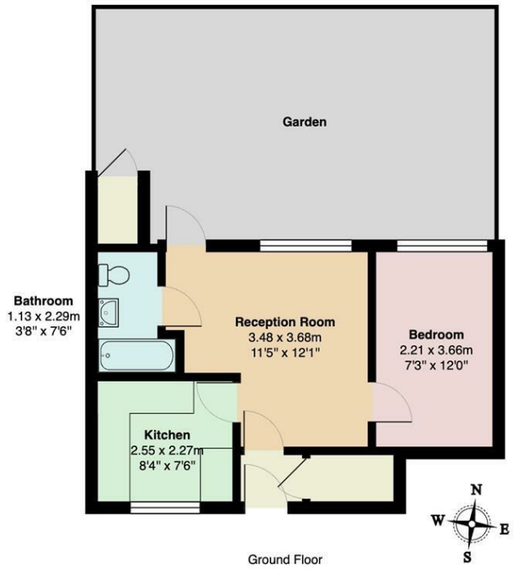
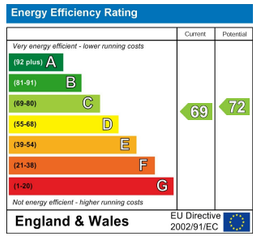


Ground Floor

Total Area: 34.4 m² ... 371 ft² (excluding garden)

All measurements are approximate and for display purposes only





E11, E7, E12 & E15
hello11@stowbrothers.com
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SUFFOLK PARK ROAD, WALTHAMSTOW

£1,800 Per Calendar Month

1 Bed Flat

Features:

- One Bedroom Apartment
- Available Now
- Well Presented
- Large Private Garden
- Central Walthamstow Location
- Moments from Tube Stations

A smartly appointed one bedroom apartment, on the ground floor of a brick-fronted end of terrace on a peaceful no through road in Blackhorse Village. You have the transport links of Blackhorse Road station, the amenities of Walthamstow High Street and wild natural environs just a short walk away.

You're a fourteen minute walk from Walthamstow Wetlands, one of the largest urban nature wetland reserves in Europe. It's a peaceful and serene 500 acre sanctuary teeming with wildlife and the perfect detox from city life.

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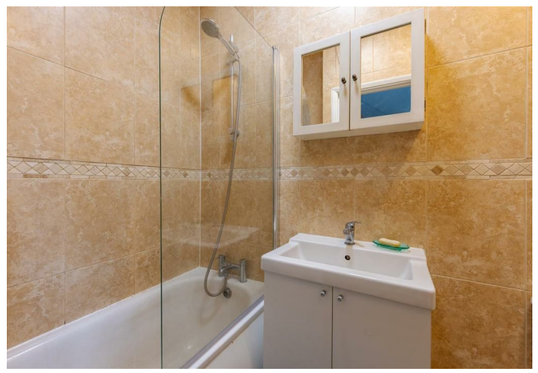














IF YOU LIVED HERE

The heart of your new home is sure to be your 140 square foot lounge, with all other rooms leading off. You can even step directly outside for your courtyard garden, a barely overlooked twenty five feet of chevron-tiled patio surrounding lush grass, plus welcome storage in the form of a handy shed. Complete with mature foliage overhead, it's a gloriously low-maintenance outside solace.

Back inside and your bathroom comes with a shower over the tub, your bedroom's a solid double of ninety square feet and you have still more storage in the hallway. Finally your kitchen's particularly resplendent in its gleaming mini metro tiled backsplash, stately Viridian green suite of cabinets with copper handles, extended ceramic sink and on-trend terracotta floor tiles.

Blackhorse Road station is eight minutes' walk and will whisk you to Kings Cross in less than fifteen via the Victoria line (we're practically at the top of the line here so you'll always get a seat). Drivers can be on the North Circular in seven minutes or speeding out of London on the M11 in thirteen. Two-wheeled enthusiasts are also well-catered for here with a secure bike hanger just around the corner on Ickworth Park road. The 'Mini Holland' scheme makes this the ideal neighbourhood for cyclists, with excellent air quality and the Q2 Cycleway accessible at the bottom of the road at Blackhorse Lane, to whizz you all the way to the City.



WHAT ELSE?

- You're half a mile from what's being increasingly referred to as 'The Walthamstow Beer Mile' here, with Truman's Social Club, Exale, Signature Brew, The Brewer's Bar and Wild Card Brewery Lockwood all within easy reach off Blackhorse Lane.
- Less than half a mile away sits St James Street station for rapid runs to Liverpool Street. Here's also where you'll find CRATE St James, a business community enjoying a plethora of pop-ups including a beauty therapist, tech developer, vintage outlet and vegan street food stall.
- While we're talking about CRATE, a special mention must be made for Crosstown, its incredible hand-crafted doughnuts, ice cream and cookies will have you in comfort food heaven in no time, and they'll deliver straight to your door.

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