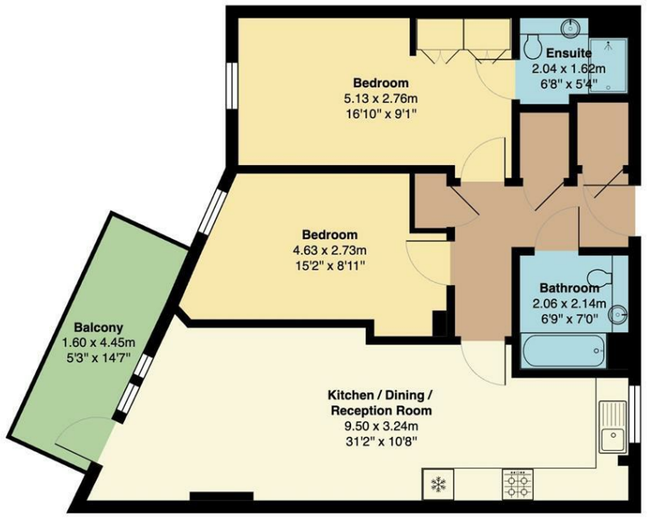
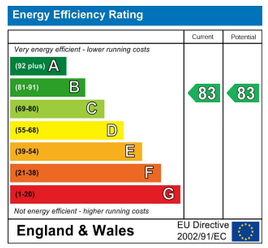


First Floor

Total Area: 75.1 m² ... 808 ft² (excluding balcony)

All measurements are approximate and for display purposes only





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71 SUTHERLAND ROAD, WALTHAMSTOW

£2,600 Per Calendar Month

2 Bed Flat

Features:

- Available January
- Two Bedroom Apartment
- Two Bathrooms
- New Build Living
- Contemporary Interior
- Private Balcony
- Perfect for Those Enjoying Hybrid Work
- In the Trendy Blackhorse Road Neighbourhood
- A Plethora of Amenities on Your Doorstep

Set on the first floor of a smart 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 west-facing balcony, amongst the many highlights.

As for the location, this is a neighbourhood that Conde Nast Traveller described as the one of the top places to visit. 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.

REQUEST A VIEWING
0203 397 9797















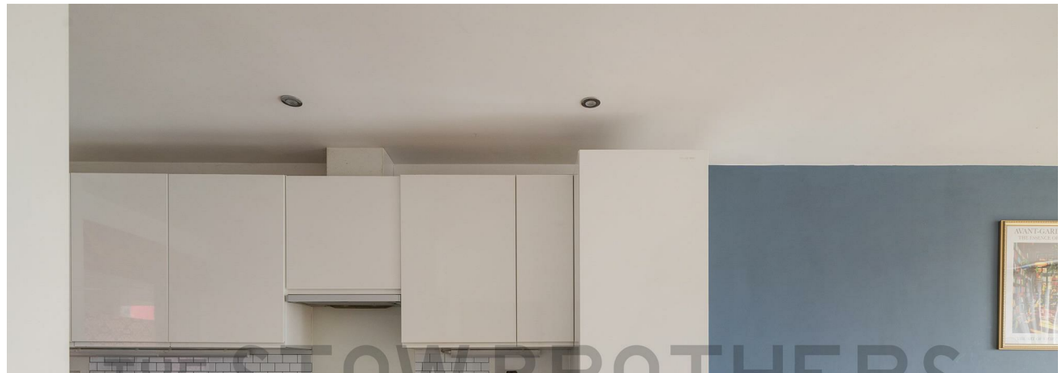
IF YOU LIVED HERE...

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 rich blue feature wall which contrast beautifully with the engineered timber flooring. In the kitchen area, the units are stylish and the appliances hi-tech. The west-facing private balcony will be a fantastic extension of your living space, especially since it receives sunshine throughout most of the day. The bedrooms have the same immaculate decor as the rest of the apartment. The master has its own sleek ensuite, as well as built-in storage, while the other currently has a single bed that pulls out into a comfortable double. 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 211-hectare Walthamstow Wetlands is a short stroll away, while Lloyd Park - home to the William Morris Gallery - is just a bit further in the other direction. As for nearby food and drink-based perks, you've got SlowBurn, which attracted foodies from across London, while the UK's first dedicated brandy house, Burnt Faith, is on your very street - and now serving a top class barbecue menu. You're also super near 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 a short hop. You'll find a similar creative energy at Blackhorse Workshop, where you can sign-up for great part-time courses. You also get to enjoy the Community Sauna Baths that has just opened on your road - plenty of excitement about that!



WHAT ELSE?
-It's a quick walk 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.
- You'll be within easy reach of the new-ish Soho Theatre Walthamstow, a major cultural addition to the area that's brought West End–level comedy, theatre and performance to the neighbourhood. It's helped put Walthamstow firmly on the cultural map, drawing visitors and boosting the local evening scene.

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Kitchen / Dining / Reception Room
31'2" x 10'7"

Balcony
5'2" x 14'7"

Bedroom
15'2" x 8'11"

Bedroom
16'9" x 9'0"

Ensuite
6'8" x 5'3"

Bathroom
6'9" x 7'0"





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