



Kitchen / Dining / Reception Room
17'7" x 27'1"

Bedroom
7'10" x 10'6"

Bathroom
7'9" x 6'10"

Bedroom
11'7" x 10'10"

Bedroom
11'7" x 10'11"

Ensuite
6'7" x 4'11"

Balcony



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		EU Directive 2002/91/EC	

SUTHERLAND ROAD, WALTHAMSTOW

Asking Price £485,000 Leasehold
3 Bed Flat



Features:

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

This beautifully presented three-bedroom apartment offers contemporary living in a modern development. The bright, open-plan kitchen and reception room creates a welcoming hub, ideal for both everyday life and entertaining. A standout feature is the large balcony, offering generous outdoor space to relax and unwind. With its stylish finishes, thoughtfully planned layout, and the added benefit of secure parking, this home combines comfort and practicality throughout. Located within walking distance of Blackhorse Road Station, it's perfectly positioned for easy access to the Victoria Line and Overground, making it an excellent choice for those seeking a well-connected, vibrant neighbourhood to call home.

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IF YOU LIVED HERE...

You're welcomed by a bright hallway, where a large built-in cupboard offers excellent storage and there's plenty of room for additional furniture – ideal for adding character or keeping things organised. This leads naturally into the heart of the home: a wonderfully light and airy open-plan kitchen, dining, and reception area. Here, glossy cabinetry and modern appliances meet a living space awash with natural light from multiple windows, creating an atmosphere that's both elegant and inviting. Step outside to the generous south-east facing balcony, a private outdoor haven with space to introduce your own greenery – perfect for relaxing or entertaining.

The main bedroom provides a peaceful escape, complete with a stylish ensuite shower room and glazed enclosure. The second bedroom is spacious and filled with light, offering flexibility to suit your lifestyle, while the third bedroom delights with its bright, adaptable layout, ideal as a child's room, nursery, or creative space.

A thoughtfully designed family bathroom rounds things off, featuring a full-size bath with overhead shower, glazed screen, and a large wall mirror that amplifies light and space. Altogether, this home strikes a perfect balance between comfort and thoughtful design, making it a welcoming place to settle in.

Walthamstow exudes a buzzing, creative energy with an ever-growing mix of

independent cafes, breweries, and local makers, giving it a strong sense of community. You're just a short stroll from Big Penny Social, part of the lively Walthamstow Beer Mile, where craft drinks, live events, and street food await. For green space, Lloyd Park is around a 15-minute walk – a beloved local gem with open lawns, tennis courts, a café, and the William Morris Gallery. It's perfect for picnics, morning jogs, or simply unwinding. The vast Walthamstow Wetlands is also close by, offering an escape into nature right on your doorstep.

Parents will be glad to know there's a wide selection of schools in the area, including Hillyfield Primary Academy and Willowfield Secondary School, both known for their welcoming communities and focus on learning and development. With a choice of well-regarded options nearby, families can feel confident about education at every stage.

WHAT ELSE?

Getting around is effortless, with Blackhorse Road Station around a 10-minute walk, linking you to the Victoria Line and Overground for swift connections into central London and beyond. St James Street Station is also within easy reach, offering convenient access to Liverpool Street and making both commuting and weekend plans a breeze.



A WORD FROM THE OWNERS...

"We've loved our eight years in Taylor House and will miss the wonderful community of people who have made it a home. It has been thrilling to live in an area that is growing and we've loved spending weekends in the wetlands, breweries and marshes and an abundance of local allotment sites has meant we've enjoyed having one for several years. Being so close to Black Horse road tube has given us quick and easy access to central London for work and play. We are leaving with heavy hearts and will no doubt still coming back regularly!"

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