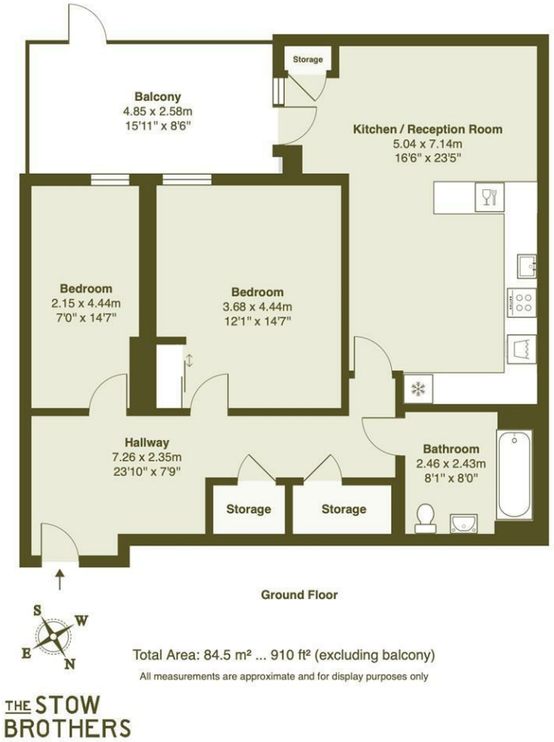


Hallway
23'9" x 7'8"

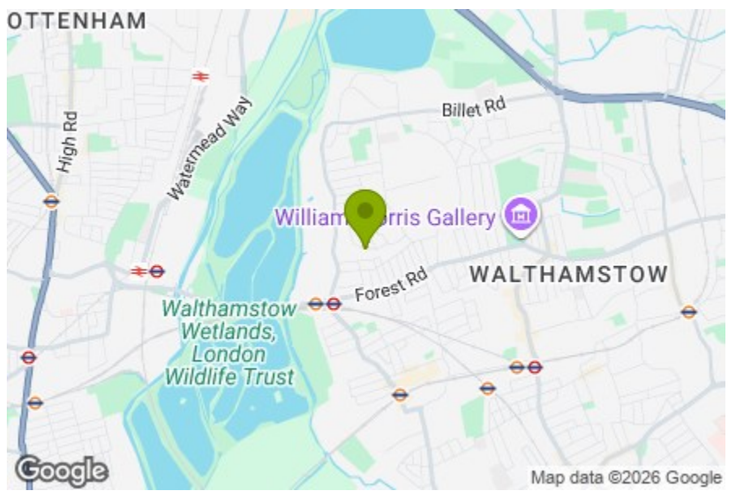
Bedroom
7'0" x 14'6"

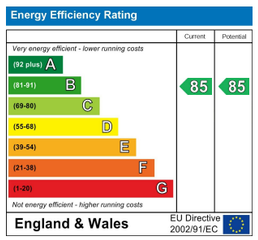
Bedroom
12'0" x 14'6"

Kitchen/Reception Room
16'6" x 23'5"

Bathroom
8'0" x 7'11"

Balcony
15'10" x 8'5"





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SUTHERLAND ROAD, WALTHAMSTOW

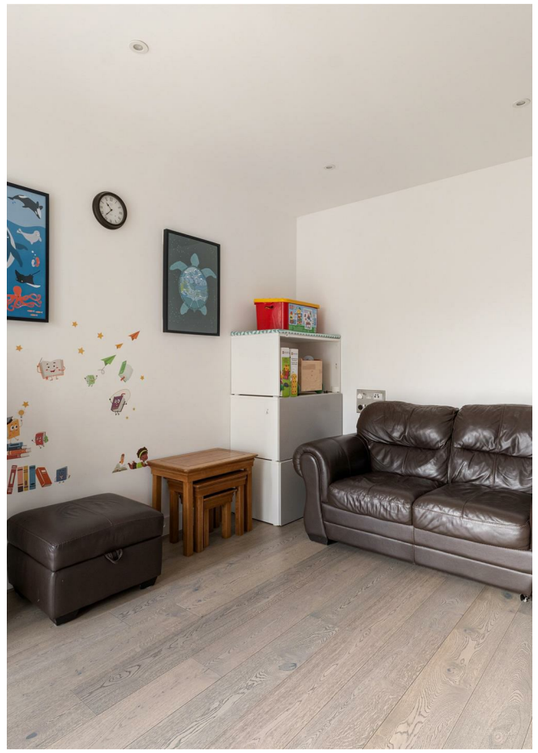
Offers In Excess Of £500,000 Leasehold
2 Bed Flat

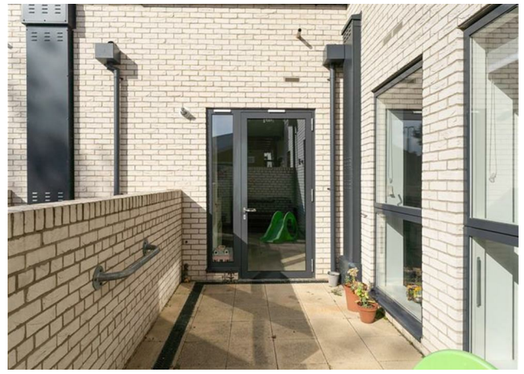
Features:

- Two Bedroom Flat
- Ground Floor
- Close to Blackhorse Road Station
- Private Terrace
- Chain Free
- Easy Access to Communal Areas

A bright and generously proportioned two bedroom ground floor flat in Walthamstow, with a private terrace, chain-free sale and Blackhorse Road Station within easy reach. The surrounding neighbourhood brings together the open landscapes of Walthamstow Wetlands with the growing collection of independent places around Blackhorse Lane.

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IF YOU LIVED HERE...

The heart of the home is the open-plan kitchen and reception room, an expansive space with plenty of room to separate cooking, dining and relaxing. Pale flooring and white walls keep things light, while the contemporary kitchen adds contrast with dark cabinetry, integrated appliances and a generous peninsula. Glazed doors open directly onto the private terrace, creating an easy connection outside and bringing plenty of daylight into the living space. There's also useful storage tucked just off the terrace.

Back along the hallway, you'll find two bedrooms, including a particularly generous principal room, plus plenty of built-in storage elsewhere in the flat. The second bedroom is currently set up as a home office, showing how readily the space can adapt. The bathroom is similarly contemporary, finished with deep blue tiling and a bath with shower above. At around 910 square feet excluding the terrace, there's a real sense of space throughout, while the building also offers easy access to communal areas. The property is available chain free.

WHAT ELSE?

- Blackhorse Road Station is within easy reach, putting both the Victoria line and London Overground close at hand for straightforward connections across London.
- Walthamstow Wetlands offers a wonderful stretch of open space nearby, while the Blackhorse Beer Mile brings together local favourites including Pillars Brewery and Mother's Ruin.
- Head towards central Walthamstow and you'll find an ever-growing mix of places to eat, drink and spend an afternoon, including Soho Theatre Walthamstow, Yard Sale Pizza and The Collab.



WORD FROM THE OWNER...

"We've really enjoyed our time at Cordage House. One of the things we've particularly enjoyed is the south facing patio and the extended private outdoor space for owners.

The location has been a big positive with Blackhorse Road station a short walk away, making it convenient for getting into central London. The surrounding area has the famous Walthamstow sauna, Blackhorse beer mile and the Wetlands for lovely walks throughout the year. "

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