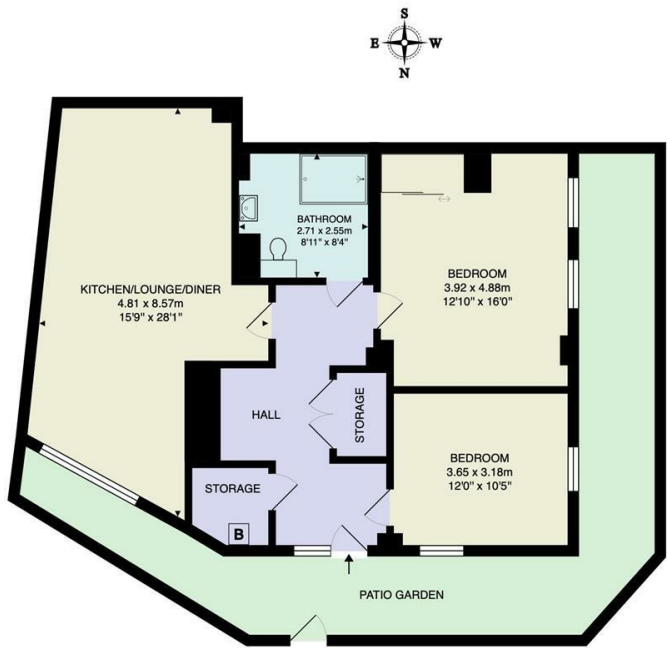




Kitchen/Lounge/Diner
15'9" x 18'3"

Bathroom
8'10" x 8'4"

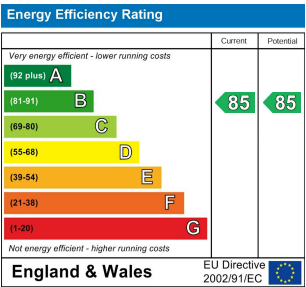
Bedroom
12'10" x 16'0"

Bedroom
11'11" x 10'5"

Storage

Patio Garden

Total Area: 89.1 m² ... 959 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SUTHERLAND ROAD PATH, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Flat



Features:

- Large 2 bedroom flat
- Ground floor
- Own outside space
- Lovely development close to amenities
- Approx. 959 sqft
- Plenty of storage

A large two bedroom ground floor flat of approximately 959 square feet, set within a lovely Walthamstow development close to local amenities. With generous proportions, its own patio garden and a calm, practical layout, this is a home that offers a lovely balance of space, ease and everyday convenience.

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E17 & E10
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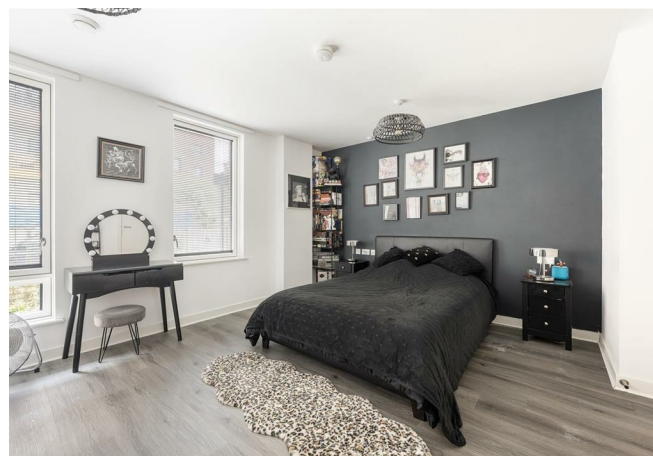
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IF YOU LIVED HERE...

The kitchen/lounge/diner is the heart of the home, stretching to an impressive 28'1" and arranged as one open, sociable space. Pale flooring runs underfoot, while the white kitchen cabinetry keeps things clean and simple, with room for both a dining table and a relaxed seating area. Large windows and direct access to the patio garden help bring in plenty of natural light.

The hallway gives the flat a pleasing sense of separation, with two dedicated storage cupboards helping to keep daily life neatly tucked away. The principal bedroom is especially generous, with fitted mirrored wardrobes and a calm, neutral finish, while the second double bedroom offers plenty of flexibility for guests, working from home or growing families.

The bathroom is smart and contemporary, with dark floor tiles, pale wall tiling, a walk-in shower and useful vanity storage. Outside, the private patio garden wraps around the front of the flat, giving you your own outdoor space to enjoy in warmer

months.

WHAT ELSE?

- Wood Street is within easy reach for everyday essentials, independent cafés, useful shops and Overground connections towards Liverpool Street.
- Hollow Ponds and the edge of Epping Forest are close by for weekend walks, fresh air and a proper sense of green space.
- Walthamstow Village, Lloyd Park and the William Morris Gallery are all within easy local reach, giving you a lovely mix of food, culture and open space nearby.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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