



Kitchen / Dining / Reception Room
11'10" x 24'11"

Balcony
13'5" x 4'10"

Bedroom
10'4" x 17'6"

Bathroom
6'9" x 7'3"



Second Floor

Total Area: 53.5 m² ... 576 ft²

All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 86 |
| (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

Guide Price £375,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Modern Development
- Private Balcony
- Second Floor
- Easy Access to Blackhorse Road Station
- Short walking distance to Walthamstow Wetlands

If modern living is your thing, this stylish one-bedroom apartment in the heart of Walthamstow's Blackhorse Road area could be just what you're after. Set within a popular development, it offers 576 sq ft of thoughtfully designed space, complete with secure entry, a bright open-plan kitchen and reception area, and your very own south-facing balcony. Perfectly placed for both work and play, it's just a ten-minute walk to Blackhorse Road station on the Victoria line. And when you're ready to slow things down, the Walthamstow Wetlands—one of London's best-loved urban nature reserves—is right on your doorstep.

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IF YOU LIVED HERE...

Step into a wide, welcoming hallway where lime-washed engineered wood flooring flows seamlessly through to the kitchen and living space—setting the tone for this bright, modern home. There’s a large double-door cupboard just by the entrance, ideal for keeping coats and shoes neatly tucked away.

The open-plan kitchen/reception is flooded with natural light thanks to its south-facing aspect. The space feels airy and open, with spotlights adding just the right mood for evening wind-downs. Cream walls paired with crisp white skirting and ceilings create a calm, contemporary look that’s effortlessly stylish.

The L-shaped kitchen is cleverly designed to make the most of both storage and prep space. White cabinetry, accented with industrial stone-style finishes, houses high-quality integrated appliances. There’s plenty of room for a dining table too—perfect for casual meals or dinner with friends.

Step through the glazed door and you’ll find your private balcony, sheltered and overlooking beautifully maintained green space.

The bathroom continues the sleek theme, with a white suite including a rain-head shower over the bath, an integrated vanity sink, and elegant denim-blue wall tiles that

contrast perfectly with the natural stone-style floor. It’s got a calm, spa-like feel that makes every day feel a little more luxurious.

At the front of the apartment, the double bedroom is generously sized at just over 183 sq ft. A full-height window fills the room with sunlight throughout the day, while plush grey carpet underfoot adds warmth and comfort from the moment you wake up. There’s even a convenient built-in wardrobe.

Cordage Works also offers some great on-site perks to make life that bit easier and more enjoyable. There’s secure cycle storage for the two-wheel commuters, as well as dedicated social spaces that help bring neighbours together. The exclusive communal garden is a real highlight, complete with a children’s play area all designed to support a more active, connected way of living.

WHAT ELSE?

The local buzz of the renowned ‘Beer Mile’, offers plenty of dog-friendly microbreweries and pop-up food venues to choose from – Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away. Nature lovers and cyclists will appreciate the vast open spaces of Walthamstow Wetlands – Europe’s largest urban nature reserve, covering 500 acres. Blackhorse Road Station via the Victoria Line takes you to the West End in under 20 minutes.



A WORD FROM THE OWNER...

"We have really loved living at Cordage House for the last couple of years. The location is fantastic, in the morning we go for pastries at Wild Grain bakery or to the Workshop café for tasty brunch; when we fancy a good sweat, we have the choice between the Walthamstow Crossfit gym, a number of yoga studios or a bouldering session at Yonder. A perfect night out involves dinner at Slowburn and cocktails at Burnt Faith; or attempting to complete the beer mile with friends. It's also well-connected into central London, and when we want some peace and quiet, the Walthamstow Wetlands are perfect. Our building and flat are both finished to high new-build standards, which have meant low energy bills and easy maintenance. The flat itself overlooks trees and gardens and is flooded with light all through the day. The neighbours are absolutely lovely and form a nice little community (very helpful for plant-sitting or borrowing a couple of chairs when hosting dinners). It is hard to leave this flat as we have had the best time here; but we're now looking to grow our family and need a bit more space. We sincerely hope the new owners will enjoy 9 Cordage House as much as we have."

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