

Reception Room  
19'0" x 10'11"

Kitchen  
7'10" x 7'2"

Bathroom

Bedroom  
10'7" x 11'11"

Balcony  
9'10" x 5'10"

Storage / Utility

Total Area (Excluding Balcony): 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup>  
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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 Offers In Excess Of £350,000 Leasehold 1 Bed Flat



### Features:

- Chain Free
- One Bedroom Flat
- First Floor
- Private Balcony
- Close to Blackhorse Road Station
- Good Order Throughout
- Modern Development

Set on the first floor of a modern development, this one bedroom flat offers a well-considered layout and a contemporary feel throughout. The living arrangement flows with ease, complemented by a private balcony that adds another dimension to everyday living. Maintained in good order throughout, the apartment presents as a comfortable and settled home, ready to enjoy. With Blackhorse Road station close at hand, the setting is well suited to those seeking a home that combines convenience with a sense of ease, all within a purpose-built residential environment.

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0203 397 9797

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
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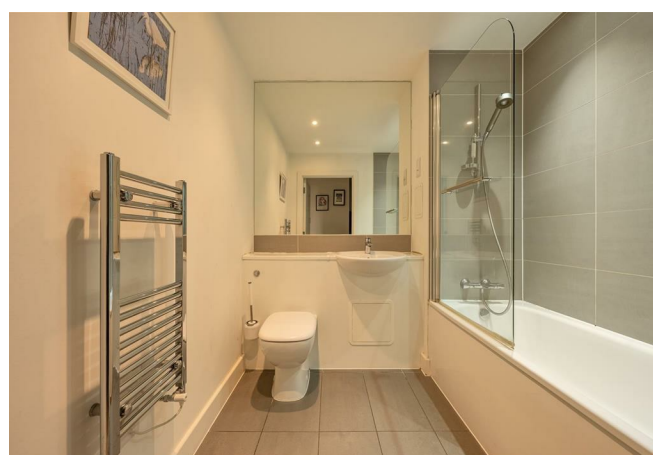
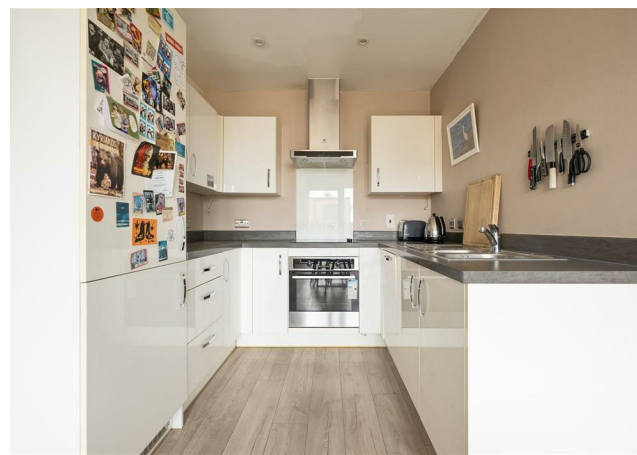
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**IF YOU LIVED HERE...**

Located in a smart brick-built building, this home presents a confident exterior, with clean lines, generous windows and repeating balconies giving it a strong presence within the streetscape.

Inside, the first impression is welcoming and composed. The hallway sets the tone with a fresh, pared-back finish and a natural sense of flow through the apartment, with discreet storage tucked neatly away. From here, the main living area opens into a generous kitchen and reception room that brings together cooking, dining and relaxing in a way that feels effortless and cohesive. Daylight pours in through large areas of glazing, while the layout allows each zone to sit comfortably alongside the next. Doors open directly onto the balcony, creating a seamless connection between inside and out and allowing the outdoor area to function as a true extension of the living environment. From here, the south west facing balcony enjoys open views across the surrounding architecture and offers plenty of room for chairs and informal outdoor dining, making it an inviting spot to unwind or entertain.

Back inside, the bedroom is well proportioned and serene, with soft finishes and a balanced layout that easily accommodates a double bed and additional furniture. Completing the apartment, the bathroom has a polished, contemporary feel, finished with a bath and overhead shower, designed with everyday comfort and a calm,

soothing atmosphere in mind.

The surrounding neighbourhood blends independent food spots with some of east London's most impressive outdoor spaces. Café RODI is close by for coffee and light bites, while The Italian Bakery is well known locally for its pizzas and casual dining. Big Penny Social, part of the Walthamstow Beer Mile, adds a lively social scene with a varied programme of events and food offerings. Walthamstow Wetlands brings a real sense of escape, with expansive reservoirs, wildlife and far-reaching walking routes, while Lloyd Park offers open lawns, cafés, the William Morris Gallery and a much-loved weekend market, giving the area a strong community feel.

**WHAT ELSE?**

Blackhorse Road station is around a 10-minute walk away, offering Victoria line services and Overground connections into central London and beyond. A wide selection of bus routes also run nearby, providing easy access across Walthamstow and Hackney, with onward connections towards Stratford and other central areas, keeping the location well connected for daily travel.



**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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