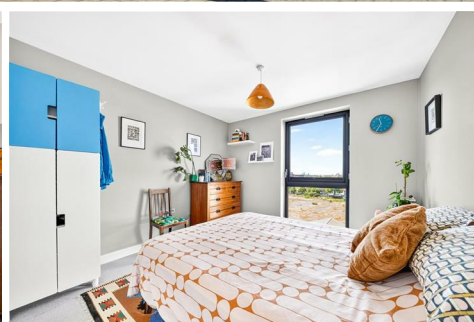




Sutherland Road, Walthamstow, London

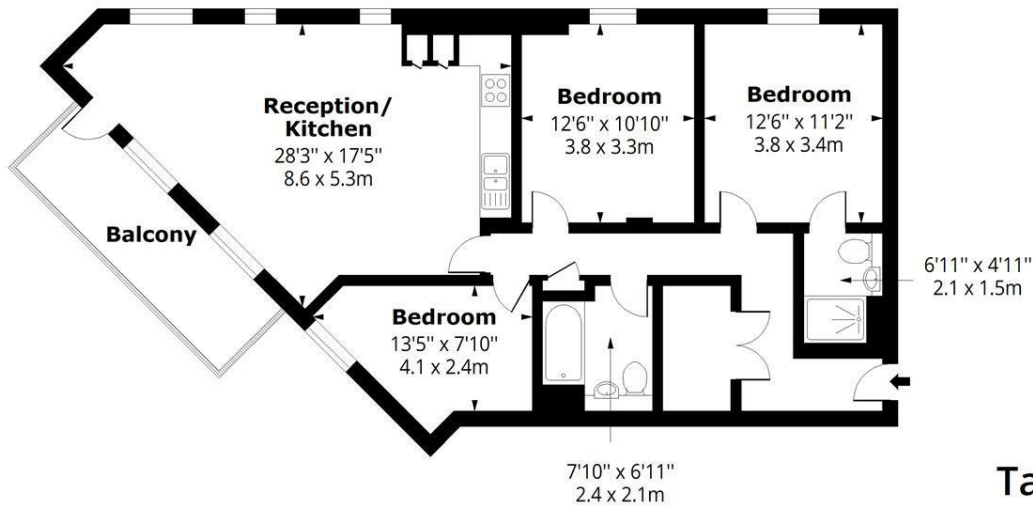
A spacious three-bedroom flat located on the top floor of Taylor House, offering well-proportioned accommodation and a practical layout suitable for a range of buyers or tenants.

The property provides three bedrooms, offering excellent flexibility for family living, professional sharers or those requiring additional space for a home office, guest room or study.

Positioned on the fifth floor, the flat benefits from its elevated position within the development and offers a good sense of separation from street level. The property provides a comfortable base for modern London living, with the three-bedroom configuration making it particularly appealing to those looking for more space than a typical two-bedroom apartment.

£525,000

- Well Presented Three Bedroom Flat
- 0.6m to Blackhorse Road Station
- Close to Walthamstow Wetlands
- Open Plan Living And Kitchen Space
- Popular Modern Development
- Top Floor
- Close Proximity To Tottenham Marshes
- Council Tax - C
- EPC- B
- 1015 Sq Ft (94.29 Sq M)



Fifth Floor
Floor Area 1015 Sq Ft - 94.29 Sq M

Taylor House E17



Approx. Gross Internal Area
1015 Sq Ft - 94.29 Sq M
Approx. Gross Balcony Area
101 Sq Ft - 9.38 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		84	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	