

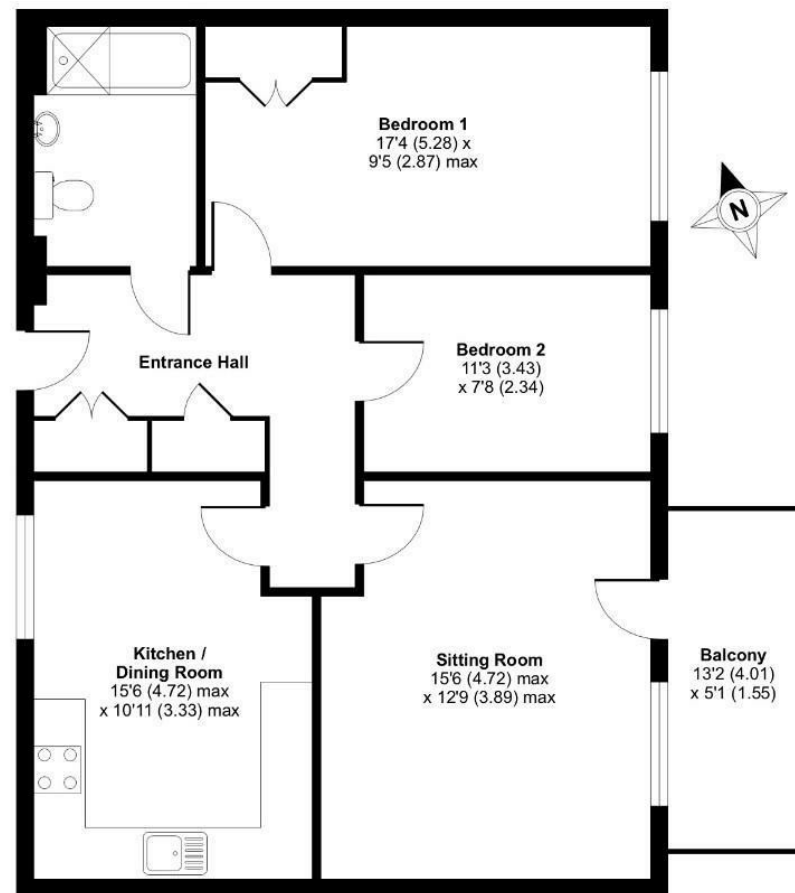
Apartment

Sutherland Road E17

£415,000

Sutherland Road, London, E17

Total = 796 sq ft / 73.9 sq m
For identification only - Not to scale



FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021.
Produced for Linus Jackson Property Agent. REF: 717752



This is a beautifully presented purpose built apartment situated on the top floor of a development close to Blackhorse Road, Walthamstow.

The location is perfect for commuters, with Blackhorse Road Underground Station being a 10 minute walk away and offering a 20 minute journey time into Central London. The Blackhorse Road area has been undergoing an enormous regeneration project, making this an exciting place to live, and there are many creative ventures in the area.

The apartment was built to a high specification, with stylish monochrome decor and is extremely bright and welcoming. There is a spacious sitting room which has large doors that open out onto a generous, South-East facing balcony, with beautiful views of Walthamstow and Epping Forest. A large separate kitchen also has space to dine and entertain. There are two double bedrooms and a recently renovated family sized bathroom. The hallways are wide and welcoming and there are lots of storage cupboards throughout the apartment, perfect for clutter free living.



LINUS JACKSON
PROPERTY AGENT
LINUSJACKSON.CO.UK

020 8281 9699
55 MANOR ROAD, LONDON E10 7AL

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ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



OUT AND ABOUT

Yonder - One of the best indoor climbing centres in the UK!

Walthamstow Wetlands - Visit the largest wetlands in Europe - see the cormorants nesting, enjoy the beautiful water views or grab a bite to eat in the converted engine house.

Crate St James - lots of shops and places to eat and drink.

Blackhorse Workshop - A fully equipped public access wood and metal workshop offering courses and with a trendy on-site Cafe called Wood St Coffee offering brunches, cakes and great coffee.

Higham Hill Park - with two children's playgrounds, a big open green space and a cafe that does the best Sunday roast in Walthamstow!

Truman Brewery - This Walthamstow brewery is home to a tap room, an immersive visitor experience, a street food market, a performance space and artist studios. As well as Truman's Brewery there are lots of other breweries in the area (Signature, Exhale, Wildcard and Hackney Brewery) making up the Walthamstow Beer Mile.

