

Kitchen/Reception room
11'9" x 24'2"

Bedroom
13'3" x 10'2"

Bedroom
11'10" x 7'7"

Bathroom
7'0" x 6'9"

Ensuite
6'10" x 4'10"

Patio/Garden

Ground Floor

Total Area: 68.6 m² ... 738 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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 PATH, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Two Bathrooms
- South Facing Reception Room
- Own Entrance
- Beautifully Presented Throughout
- Secure Cycle Storage Facility
- Moments Away from the Wetlands

A spacious and immaculate two bedroom apartment on the ground floor of a low rise development just a stone's throw from the ever-evolving creative and social hub of Blackhorse Lane. Here you have a huge dual aspect open plan living space, two bathrooms and speedy transport connections within easy reach.

Not only that, if it's nature you're craving then the Green Flag award-winning Walthamstow Wetlands are less than half a mile away on foot. At 500 acres it's London's largest nature reserve, free to enter all year round and packed with things to see and do. The perfect retreat from city life.

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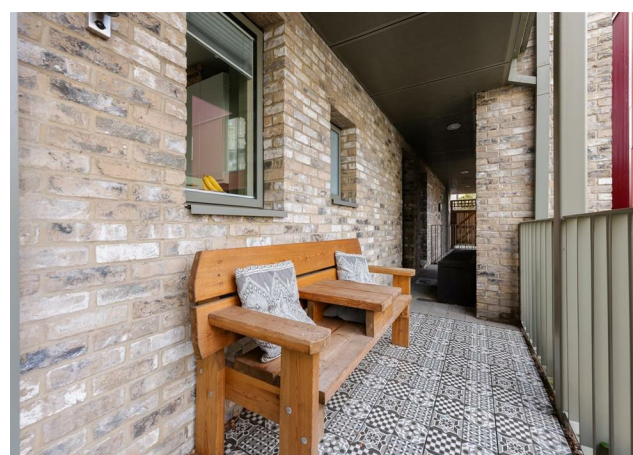
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IF YOU LIVED HERE...

You'll be relaxing and entertaining in your capacious 210 square foot dual aspect, open plan living area with sleekly engineered timber floorboards running underfoot and streams of natural light pouring in via the floor to ceiling triple set of south facing windows in the lounge area. Continue past a glorious dining space – another gorgeous hosting option – and on into your kitchen to be dazzled by a glossy suite of white cabinets contrasting beautifully with marbled ebony worktops plus a full complement of integrated appliances.

Step through here for your covered outside area; it's a delightful urban spot ideal for morning coffee and ripe for some designer flourishes or a green-fingered touch, as you wish. Back inside and your bathroom's effortlessly contemporary in on trend large format dove grey tiles and heated towel rail. Next door your master bedroom's a generous 115 square feet with built-in storage, plush carpet underfoot, space for homeworking and a smart en suite shower room. Lastly, bedroom two comes in at over eighty five square feet and is as impeccable as its predecessor.

Outside, Blackhorse Road station is just eight minutes' walk and will get you directly to Oxford Circus in nineteen minutes via the Victoria line. Heading to the City? Just ride one stop in the other direction for Walthamstow Central, where you have direct twenty minute runs to Liverpool Street, not to mention the soon-to-be opened Soho Theatre Walthamstow and Walthamstow Mall. Closer to home and not only are you nestled in the creative social hub of Blackhorse Workshop, you're on the Walthamstow Beer Mile with the Big Penny Social, The Brewer's Bar and Wild Card Brewery Lockwood all within easy reach.

WHAT ELSE?

- Current or prospective parents will be pleased to know you have eighteen primary/secondary schools in a one mile radius alone rated 'Good' or better by Ofsted, four of which have been deemed 'Outstanding'.
- At 118 years the lease won't cause you any renewal hassles.
- The social hub of Crate St James is just eighteen minutes away on foot or a quick ride on the 158 bus from around the corner. Stay on to be whisked to Stratford for the gargantuan shopping mecca that is Westfield Stratford City and the Queen Elizabeth Olympic Park.



A WORD FROM THE OWNER...

"We have lived here for six years now. Moving in as a newly engaged couple and leaving with two children. We love the amount of light pouring into the property due to the dual aspect and huge south facing front window. And despite being so close to the tube and breweries, Slowburn and the Blackhorse Workshop Cafe, the apartment and no through road are very quiet. The fact that we are looking to buy within the local area is a testament to how wonderful E17 is. The parks, the people, the schools, the social scene are all fantastic and we know whoever buys the apartment will love it as much as we have."

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