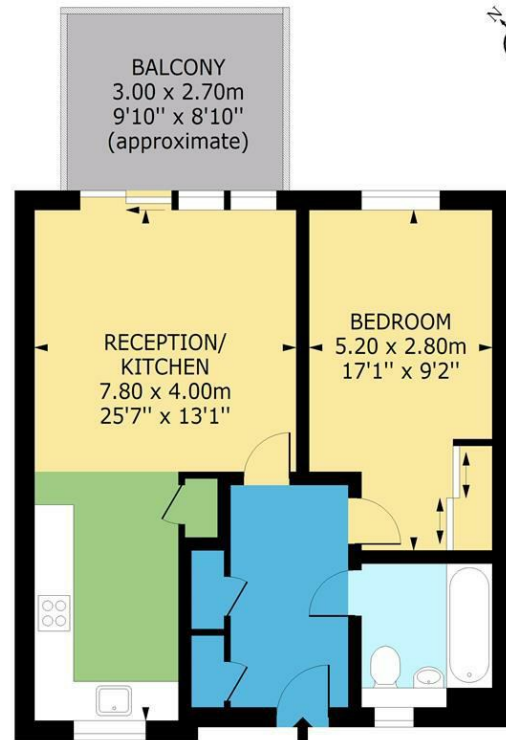


Wells Apartment, E17
Approx. Gross Internal Area 577 Sq Ft - 53.60 Sq M
Approx. Gross Balcony Area 96 Sq Ft - 8.92 Sq M



Reception/Kitchen
25'7" x 13'1"

Bedroom
17'0" x 9'2"

Bathroom

Balcony
9'10" x 8'10"

FIRST FLOOR

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. Date: 16/4/2024



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	



SUTHERLAND ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor
- Well Presented
- Private Balcony
- Close proximity to Blackhorse Road Station

Set on the first floor of smartly designed modern block, this one-bedroom apartment benefits from a clever layout, with immaculate decor, contemporary fittings, plenty of natural light and a private balcony amongst the many highlights.

As for the Blackhorse Road location, this is a neighbourhood that Conde Nast Traveller recently described as the one of the top places to visit in 2024 - impressive praise. Blackhorse Road station is within easy reach for great transport links, and you'll find top class amenities on your doorstep, as well as plenty of green spaces, including the Walthamstow Wetlands.

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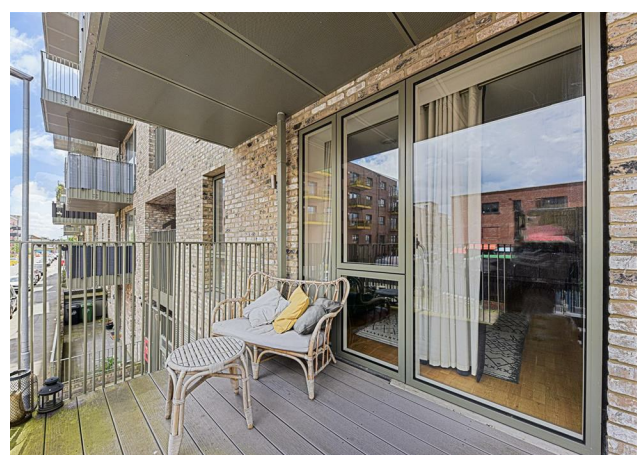
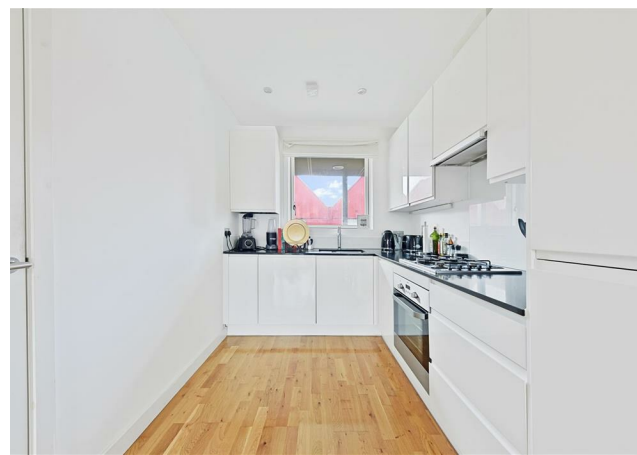
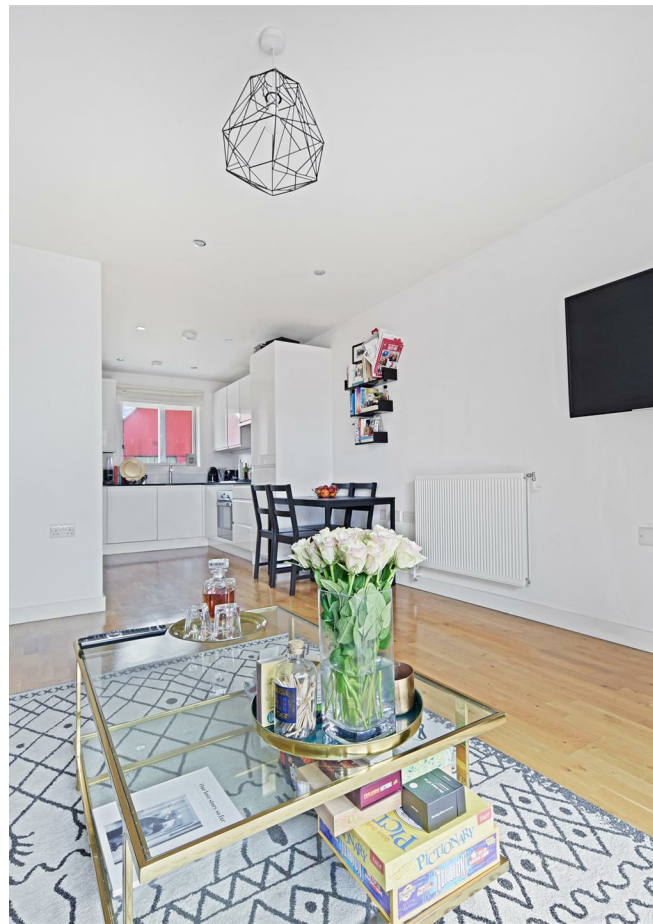
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IF YOU LIVED HERE...

With its great amenities, green space, good sense of community and excellent transport links, you'll fall in love with this part of Blackhorse Road, which has become a bonafide 'destination' that draws visitors from across the capital.

The kitchen/lounge/diner has been thoughtfully decorated in neutrals, meaning you've got the perfect blank canvas, too. In the kitchen area, the units are pristine and the appliances hi-tech, so entertaining will be lots of fun (and you'll be keen to show off your new location).

The balcony will be a fantastic extension of your living space - and the perfect spot to relax with a drink during warmer months. The bedroom has the same immaculate decor as the rest of the apartment. The bathroom is sleek and modern with stylish fittings, while the spacious hallway benefits from built-in storage.

Outside, you'll find that there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park - home to the William Morris Gallery - is just a bit further in the other direction.

As for food and drink-based perks, SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', is three minutes on foot, while the

UK's first dedicated brandy house, Burnt Faith, is on your very street. You're also a short skip from the Blackhorse Beer Mile, home some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and Big Penny Social. Look out for the excellent events calendar at the latter.

As for mental and physical stimulation, the impressively designed bouldering studio Yonder is seven mins away. You'll find a similar creative energy at Blackhorse Workshop (also on Sutherland Road), where you can sign-up for great part-time courses, like the 'intro to framing' one - the first step to creating something for your own home?

WHAT ELSE?

-It's a 12 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Overground route to London Liverpool Street.

-New local? How about the Tavern on the Hill, a grand old pub given fresh life by the folks from Wild Card Brewery - 11 minutes on foot away. It's quickly become a foodie favourite thanks to its popular roasts.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as the convenient chains.



A WORD FROM THE OWNER...

"I've absolutely loved living here! When I moved in, back in 2017, I was a single woman and security was a big deal to me...it's safe to say I've felt very safe here and you'll understand more of what I mean when you visit. Next best thing is the area; there is so much to do in Walthamstow and it's been a joy having friends and family visit (whether that be the local coffee shop around the corner, penny social (5mins walk), Lloyds Park (15mins walk), a wonder through the wetlands (3mins walk), village (15mins drive) or Walthamstow market (5mins bus ride/20mins walk)) as everything is on my doorstep! Finally, the little community we have here at the development (painters, wells & Britain's apartments) means that you'll only been a Facebook message away from asking for anything you're unsure about e.g., where you can store something, borrow a screwdriver or see what local events your neighbours recommend. After six years, I'm completely confident that the next owner will make just as many core memories living here as I have!"

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