



CHURCHILL
estates

83 Sutherland Road, Walthamstow

Price Guide £350,000

Tenure: Leasehold

Floor Area: 549.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



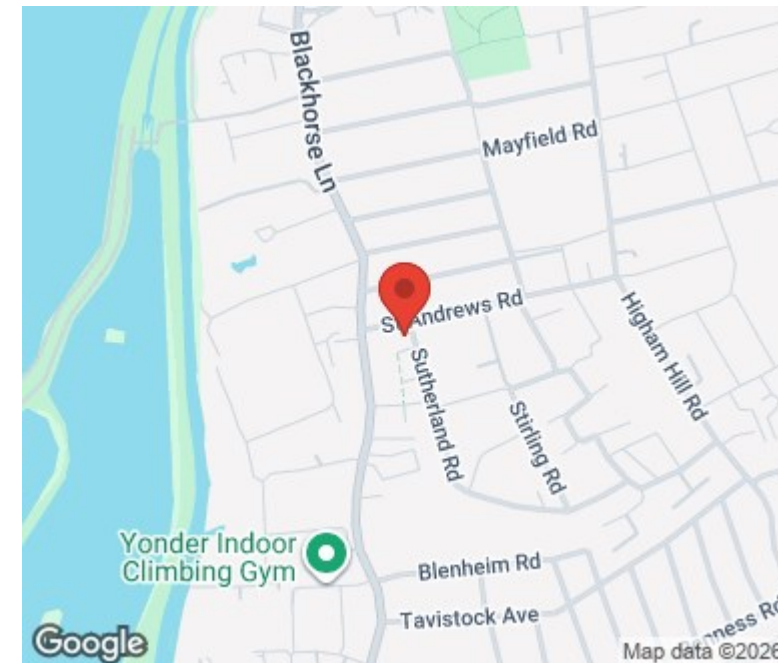


Situated in the heart of the highly sought after Blackhorse Road area, this beautifully presented one bedroom modern apartment occupies a top floor position and enjoys stunning panoramic views across the London skyline.

Flooded with natural light throughout, the property benefits from a dual aspect open plan living space, creating a bright and airy atmosphere. The spacious reception room seamlessly incorporates a contemporary kitchen area and provides direct access to a private balcony, perfect for relaxing or entertaining. The apartment also features a generous double bedroom and a modern bathroom; all finished to a high standard.

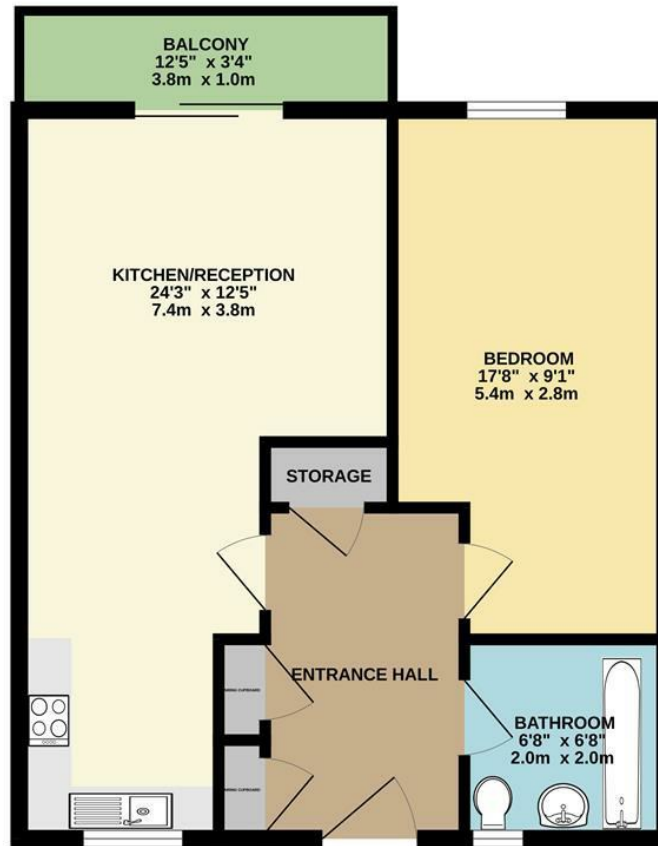
Ideally located just 0.4 miles from Blackhorse Road Station, the property offers excellent transport links via the Victoria Line and Overground services, providing swift access to Central London and beyond. A range of local bus routes also connect the area to Stratford and surrounding neighborhoods.

Blackhorse Road has become one of East London's most vibrant and exciting communities, attracting young professionals and families alike. Residents can enjoy an excellent selection of independent cafés, popular breweries, creative workspaces, the nearby wetlands nature reserve, and an indoor climbing center, all contributing to the area's unique and thriving character.





THIRD FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 503 6060**