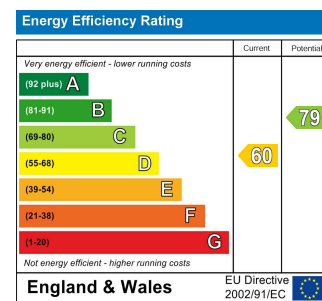




Total Area: 71.4 m² ... 768 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £499,995 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Immaculately Presented
- Own Front Door
- Shared Rear Garden
- Lloyd Park Location

An immaculately presented, two bedroom first floor Warner apartment, just moments from Lloyd Park. With a flexible floor plan typical of our famous Warner design, and earthy tones throughout, this is a classic example of this signature style.

With verdant Lloyd Park on your doorstep you have plenty of opportunities to hit fitness goals or just relax. Enjoy play areas for children, tennis courts, an outdoor gym, bowling greens, and the beloved William Morris Gallery.

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Step through your dedicated front door and climb the stairs to your bright reception room, where that box bay window, hardwood floors and an ornate vintage fireplace exuding vintage charm. Moving through the splendid two toned hallway, your first bedroom's sage green walls, classic white fireplace, wardrobes and pinstriped carpeting offer a real sense of character. Your kitchen's equally inviting, with stylish, slate blue cabinetry, timber countertops, a butler sink, brass plated hardware, and a white tiled backsplash.

Your second bedroom mirrors the elegant fitted black wardrobes of the first, complemented by richly hardwood floors and large windows offering a lovely green view. The bathroom, adorned in peacock blue, features a timeless white tiled bath and shower. Step outside into your garden, an ideal space for entertaining and barbecuing. As with all Warner properties you have your own section, leaving it up to you how you arrange things. Either way, you have a charming outdoor space.

Your close-knit neighbourhood on leafy Brettenham Road will soon

feel like home, with friendly neighbours and a wide array of amenities within easy reach. Walthamstow Central station is just a quick twenty minute walk (or around ten by bike), much of it through leafy Lloyd Park. From here you can get to Liverpool Street and King's Cross in less than twenty minutes. Foodies will be delighted to find that Sodo Pizza and Band of Burgers are both within easy walking distance, and local pubs like The Dog & Duck and The Bell are also within walking distance.

WHAT ELSE?

- You'll be living in history in this Warner apartment, a style established by Walthamstow's first mayor, Sir Thomas Courtenay Warner, in the late 1800s.
- Walthamstow Village is nearby, for some of the best independent wining and dining establishments for miles around. Perfect for a slow Sunday afternoon.
- While your local area is full of greenery to stay fit in nature, Waltham Forest Feel Good Centre is just ten minutes away on foot, offering an abundance of activities; from an indoor swimming pool and expansive gym area, to climbing walls, trampoline park and more.



A WORD FROM THE OWNER...

"We have loved our seven years on Brettenham Road. We particularly enjoy living on the back of Lloyd Park, which has something for everyone; from the William Morris gallery, to the swings and the open spaces. Part of our weekly routine is the Saturday Lloyd Park market for dumplings and a Bloody Mary.

Brettenham Road in particular has a great community feel, partly due to the WhatsApp group which sprung up during COVID but now lives on for general neighbourly assistance. From recommendations for window cleaners to sharing leftover vegetables and cat pictures, it has made the street feel so connected and friendly.

As soon as we saw the Warner flats we knew we wanted to live in one as our first home. They are beautifully quirky and we love the period features. Particularly living in a top floor flat with the bay window, it has always felt so spacious and filled with light."

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Reception
17'1" x 13'3"

Bedroom
11'4" x 11'1"

Bedroom
10'9" x 10'7"

Garden
21'3" x 18'4"

Kitchen
8'0" x 7'9"

Bathroom
8'1" x 11'1"



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