



Reception Room  
15'1" x 12'4"

Bedroom  
9'5" x 9'2"

Kitchen  
10'8" x 9'10"

Bathroom

Garden  
62'4"

Total Area: 53.8 m<sup>2</sup> ... 579 ft<sup>2</sup>  
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			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom
- First Floor Ex Warner Apartment
- Well Presented
- Section of Rear Garden
- Chain Free
- Lloyd Park Location

A wonderfully characterful one-bedroom first-floor apartment in Walthamstow's timeless and sought-after ex-Warner design. It's on the market chain-free, too.

Full of all the iconic features you'd hope to find in such a classic period property, it's situated just moments from the grounds of the glorious Lloyd Park but also has its own lovely private section of the rear garden.

Just a short hop in the other direction, you'll find Hoe Street, lined with brilliant independent eateries and stores, leading the way towards Walthamstow Central, with its excellent transport links and convenient chains.

REQUEST A VIEWING  
0203 397 9797

E11, E7, E12 & E15  
hello11@stowbrothers.com  
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

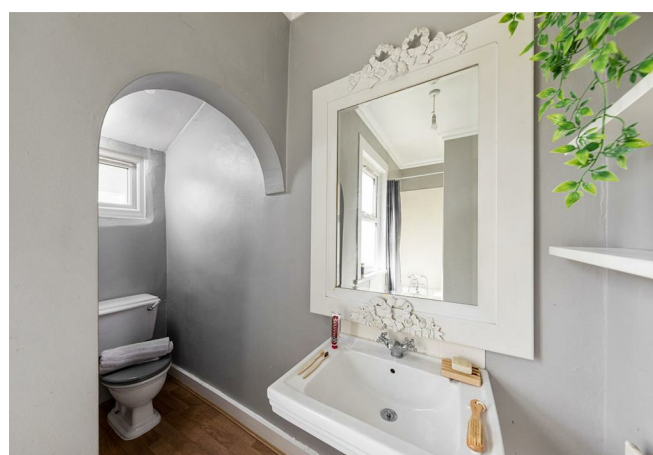
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



#### IF YOU LIVED HERE...

You'll love living somewhere with such history; Warner homes were the brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, and became almost instantly popular due to the quality workmanship and distinctive style. You'll recognise many of those features here, including the recessed porch and bold red brickwork.

Inside, your reception room has been beautifully preserved, with ornate beading and a stunning original fireplace, all bathed in light from the generously-sized windows. The thoughtful palette and original features continue throughout the rest of the home, and the bedroom has plenty of space for storage due to the chimney breast alcove snugs.

The dine-in kitchen perfectly balances old and new, with its vintage-style tiles and integrated oven. This theme is continued in the pristine bathroom, where you'll love the quaint archway to the toilet, vintage-style features on the tub and traditional basin. Even the hallway has been considered with those lovely pops of colour from the custom storage.

Outside, you'll find your own private section of the large rear garden, which is full of mature foliage for extra seclusion. Lloyd Park is just moments away for

even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeney's (best cheese toasties in London according to the press!). Head towards the Bell junction and Hoe St beyond, and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Yard Sale, and the much-loved Ye Olde Rose & Crown pub.

Need to escape further afield? Walthamstow Central station is around a 20 minute walk, and will get you directly to Oxford Circus or Liverpool Street in twenty minutes via the Victoria line.

#### WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in 2025 - and it'll be less than half a mile from your front door.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM