

Reception Room  
13'5" x 10'8"

Bedroom  
10'8" x 10'5"

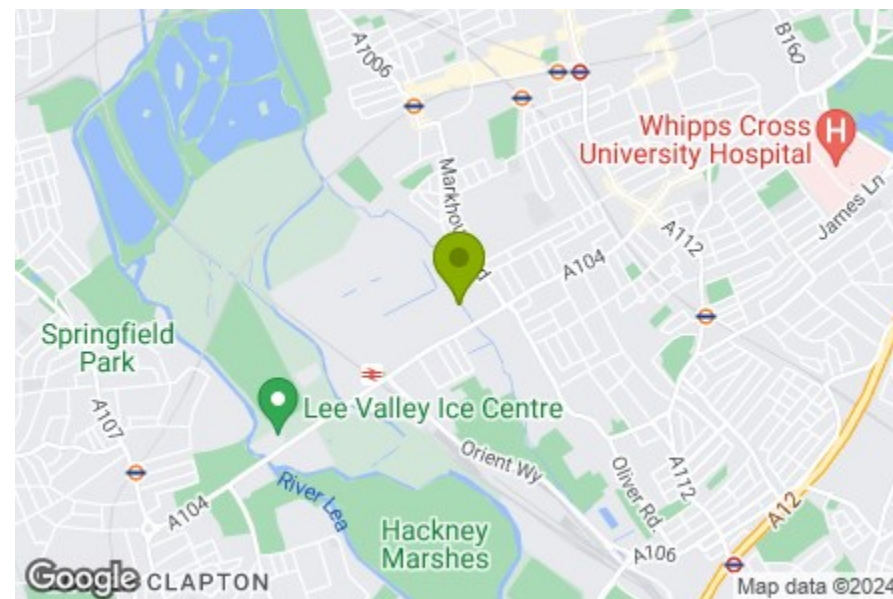
Kitchen  
7'10" x 7'8"

Bathroom  
8'0" x 7'8"

Bedroom  
11'1" x 10'11"

Garden  
52'5"

Total Area: 63.6 m<sup>2</sup> ... 685 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## BLYTH ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Share of Freehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Short Walk to Lea Bridge Station
- Shared Garden
- Stripped Wooden Floorboards
- Proximity to Walthamstow / Hackney Marshes

Situated a short stroll from the vast green space of Walthamstow Marshes and Jubilee Park, this two-bedroom ex-Warner maisonette has been lovingly updated with the perfect balance of vintage charm and modern convenience.

Lea Bridge Station is 12 minutes walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, but the local neighbourhood is worth sticking around for too - there's flourishing food and drink scene right on your doorstep.

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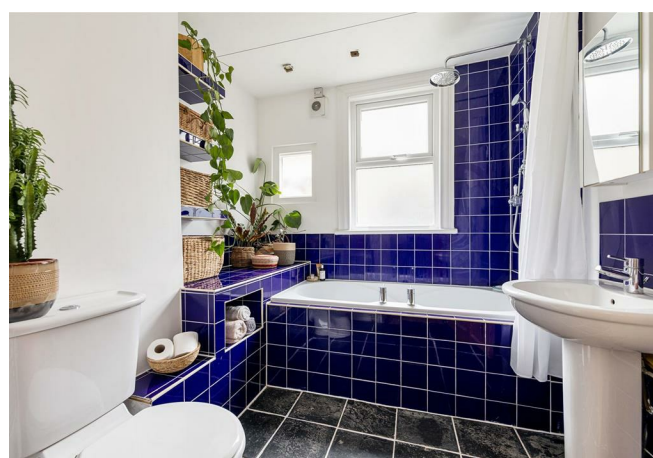
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**IF YOU LIVED HERE...**

The brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, it's not surprising that these homes are still so popular today, with their instantly recognisable features, like those beautiful arched front entrances and red brick facades. This one comes with even more perks since it's been immaculately updated...

Your front reception room has been beautifully preserved, with original stripped timber floorboards underfoot and a striking fireplace alcove, all bathed in light from the generously-sized windows. Both bedrooms have soft ambience thanks to the neutral decor, and there's plenty of space for storage too, due to the chimney breast alcove snugs. All of these rooms have double-glazing, while the chimney breasts in the living room and bedroom can be working fireplaces.

The kitchen hits the sweet spot between being characterful but also modern, with its mosaic tiles and the timber units with stainless steel accents. This theme is continued in the stylish bathroom, where you'll love the glossy deep blue tiles, which have been incorporated into some cleverly design storage shelves (the built-in cupboard will be brilliantly convenient too).

At the rear you've got your spacious shared garden, with a sun trap seating area and array of foliage. You don't have to travel far to find more nature; Hackney Marshes and

Walthamstow Marshes are within strolling distance, as is the lovely Jubilee Park.

As for food and drink, this part of E17 of has boomed in recent years thanks to the availability of retail space and vacant warehouses. Neckstamper Brewery and Taproom opened in 2016 but still feels like a hidden gem, while over on the Argall Avenue industrial estate, you'll find brilliant creative businesses such as the ceramics space Turning Earth.

Meanwhile, on Lea Bridge Road, look out for eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli, eclectic event space/bar/pizzeria Patchworks, which now houses the excellent Blondies Brewery.

**WHAT ELSE?**

-As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton - and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).

-After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and al fresco dining area - and it's only a short walk from your front door.



**A WORD FROM THE OWNER...**

"We have loved this flat, especially its spacious garden a great light that pours into the living room and bedroom. The area has developed many lovely new cafes and an art / events space / brewery along with great local staples including a great cafe in the park and a new library which is great for kids' activities. We also love being so close to Hackney Marshes, the canal, and all the bars, shops, and cafes of Clapton nearby, plus the wild open spaces of the Walthamstow Wetlands and Epping Forest."

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