

## BLYTH ROAD, WALTHAMSTOW

### Offers In Excess Of £400,000 Leasehold 1 Bed Maisonette



#### Features:

- One Bedroom
- Ground Floor Maisonette
- Beautifully Presented Throughout
- Shared Rear Garden
- Garden Studio
- Long Lease
- Chain Free
- Short Walk to Marshes

Delightful ground floor ex-Warner apartment located close to public transport.

Renovated to a high standard and with stunning contemporary finishes throughout this one-bed property also benefits from a garden.

REQUEST A VIEWING  
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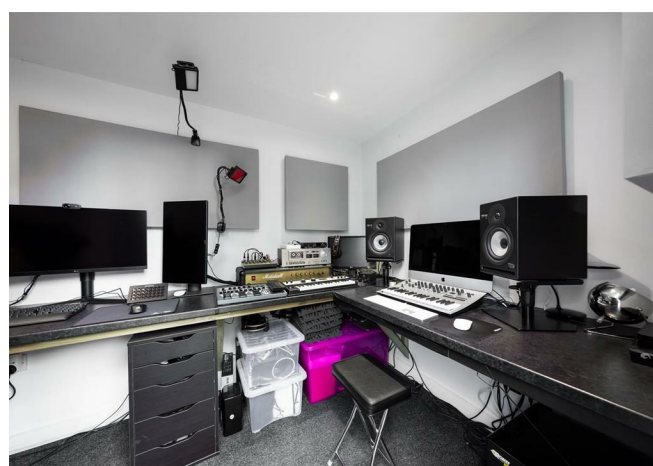
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IF YOU LIVED HERE...

They say a kitchen sells a home and this eat-in kitchen is doing just that! Not only is it cleverly appointed to maximise space and storage potential, it is smart and stylish. Stunning wooden cabinets are complemented by teal splashbacks, expansive grey counter tops and dark tiled flooring. The room is light and bright thanks to two windows and a door accessing the garden.

The interior styling continues into neutrally decorated living room, lifted to the next level by an on-trend royal blue chimney breast and warm wooden flooring. There is plenty of space to relax or entertain and also create a study nook.

The bedroom is a generous double, with warm neutral carpet and walls.

The property also benefits from an external studio with hardwired internet and aircon - just what you'll need if we have more summers like this one!

As much care has been taken with the outside of this apartment as

the inside with a neat and tidy entrance and a fabulously finished garden, just waiting for you to enjoy a drink or dinner on the patio or spread a picnic blanket on the manicured lawn and lie back in the shade of your mature tree.

WHAT ELSE?

- Lea Bridge Road Station is on your doorstep with a direct line to Stratford to for great shopping at Westfield Stratford city or out of London to Hertfordshire.

- Blyth Road is a lovely quiet street, lined with Warner homes.

- Leyton Jubilee Park is a short walk away. Named to commemorate the Queen's Diamond Jubilee, it has an outdoor gym and football pitches, volleyball court and sprint track, cafe and nature areas.

-You're in easy reach of Lloyd Park with its boating lake, playgrounds and huge green space as well as the fascinating William Morris Gallery. Venture a little further out and you can explore Epping Forest or Walthamstow Wetlands

- Walthamstow's entertainment venues are easily accessible by public transport, including the Odeon Cinema and a host of wonderful cafes, bars and restaurants.

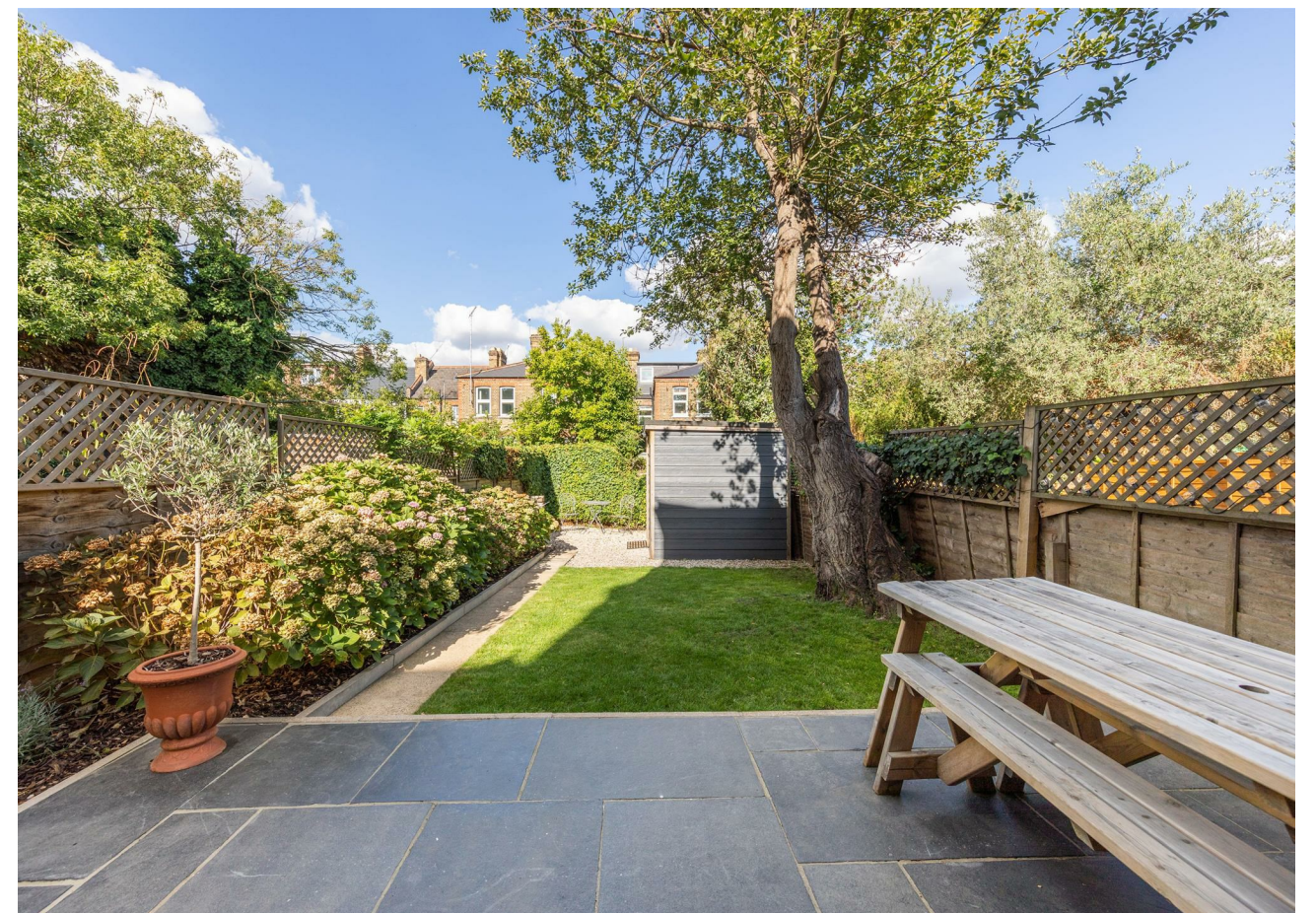


A WORD FROM THE OWNER...

"This house has been my quiet and calm retreat, a peaceful place to live, work and relax. From having breakfast under the morning sun in the garden, to working with sunlight streaming in through the living room shutters in the afternoon: this house and calm, neighbourly street affords tranquility very easily. To top it off, it's a stones throw from Walthamstow Marshes for a Sunday walk; a coffee at SHED; Blackhorse Road's brewery park for a drink with friends and incredible access to East and Central London with Lea Bridge station down the road."

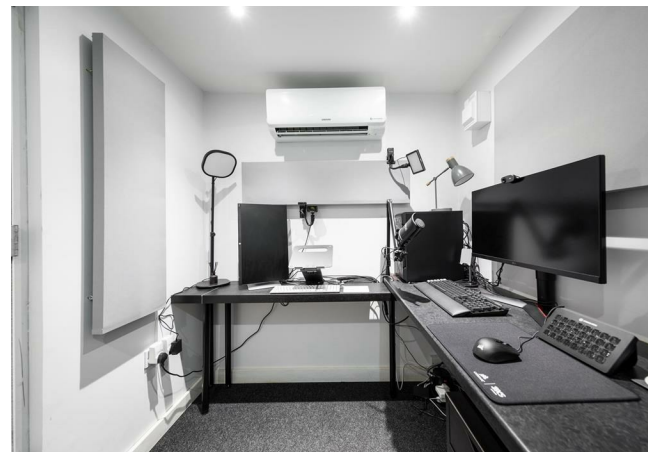
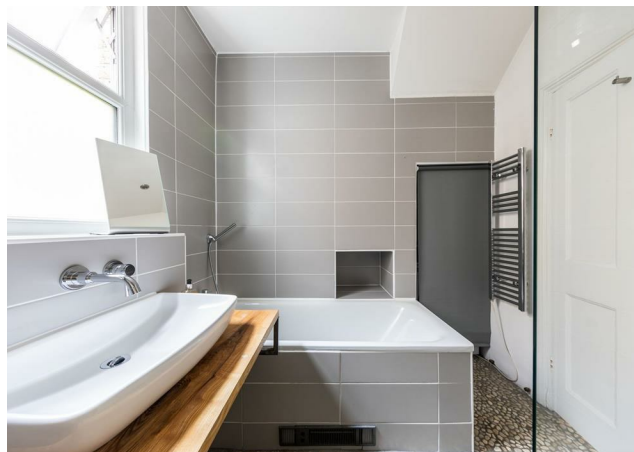
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**Reception Room**

10'8" x 10'5"

**Bedroom**

10'8" x 10'6"

**Bathroom**

7'7" x 7'7"

**Kitchen / Diner**

11'7" x 11'1"

**Garden**

39'4"

**Studio**

10'7" x 7'0"



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