



Reception Room  
14'11" x 10'4"

Bedroom  
9'3" x 10'5"

Kitchen/Diner  
9'9" x 13'8"

Shower Room  
6'8" x 3'9"

Loft Space  
15'3" x 19'10"

Garden  
15'5" x 32'9"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		74	79
EU Directive 2002/91/EC			



## FLEEMING ROAD, WALTHAMSTOW

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



#### Features:

- Ex Warner Apartment
- One Double Bedroom
- Beautifully Presented
- Lloyd Park Location
- First Floor
- Short walk to Walthamstow Central Station

A beautifully finished and lovingly developed first floor Warner apartment, full of vintage features, charm and character behind that wonderful brick frontage. You have a lush garden to the rear, and lovely Lloyd Park is just moments away.

You have a skylit, 300 square foot loft room, fully boarded for plentiful storage. You could also follow in the footsteps of some of your neighbour's and develop the space even further (subject to the usual permissions).

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#### IF YOU LIVED HERE...

You'll be luxuriating amongst all the enviable, classic charm of this beautifully bright Warner apartment, the turn of the century brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner. Your 150 square foot front lounge is the finest of introductions, with gorgeous vintage floorboards running underfoot, a handsome blank hearth and a trio of sash windows flooding it all with natural light.

Next door your bedroom's a substantial double with integrated hanging space, more original floorboards and another open hearth. Elsewhere your kitchen/diner's a superb second hosting space, with bespoke plywood cabinets, stainless steel worktops and an open plan staircase leading down to your garden. Your bathroom finishes things in style, with an ingenious walk in rainfall shower tiled from top to toe in vertical letterboxes.

Outside and you have the glorious greenery of Lloyd Park just moments away, the open green spaces and landscaped gardens home to cafes, courts and all manner of sports clubs and classes, from Bootcamp to the ever popular Yoga Me Happy. There's also a thriving Saturday farmers market and, of course, the famous William Morris Gallery. A life changing spot to have on your doorstep.

#### WHAT ELSE?

- Walthamstow Central station is just a twenty minute stroll or five minute cycle away, for direct twenty minutes runs to Oxford Circus and Liverpool Street.
- Your communal rear garden's a lush, lovely mix of patio and lawn, all surrounded by thriving border beds.
- For your new local we have to recommend The Bell, a superb family friendly gastropub on Bell Corner, just across the park. Delicious food and a welcoming atmosphere.



#### A WORD FROM THE OWNER...

"We've loved living in this flat and getting to know the Warner estate history. Fleeming is a beautiful, leafy and quiet street with a friendly community. The flat has a real bright and spacious feel - and having the loft storage is huge bonus. In the summer months, the garden is a suntrap and we're spoilt for choice with local parks and green space. Walthamstow has so much to offer within a short walk or cycle - from the incredible tool library around the corner to the delicious Grenadian soul food at the Rose and Crown pub."

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