

Bedroom  
6'0" x 9'4"

Lounge  
10'9" x 11'0"

Bedroom  
13'10" x 10'11"

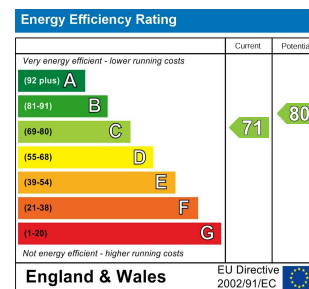
Kitchen / Diner  
11'3" x 10'2"

Bathroom  
7'10" x 5'1"

Garden  
12'11" x 29'0"

Total Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>

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.



## WARNER ROAD, WALTHAMSTOW

£1,795 Per Month  
 2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- First Floor Flat
- Available Now
- Unfurnished
- Moments Away from Blackhorse Road Station
- Residents Permit Parking
- Council Tax Band B
- EPC Rating C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A two bedroom, first floor Warner end of terrace, complete with garden and front yard, You're enviably located here, with Blackhorse Road and St James Street stations less than a half mile on foot, and our famous High Street closer still.

Our Warner apartments have been some of the most sought after local housing since their inception at the turn of the century, when they were developed by Walthamstow's first mayor, Sir Thomas Courtenay Warner.

REQUEST A VIEWING  
 0203 397 9797

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 0203 397 2222

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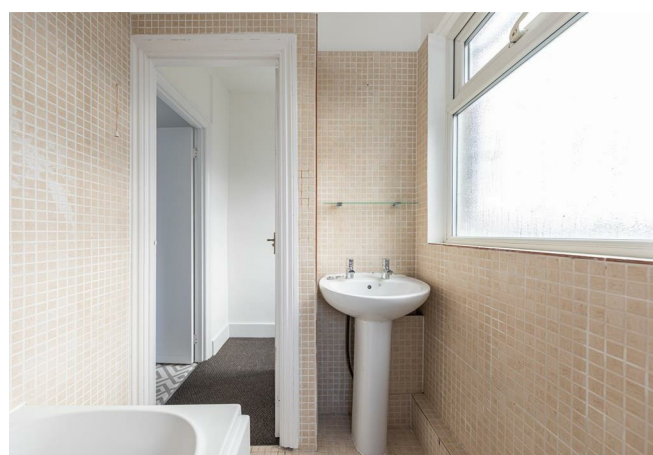
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#### IF YOU LIVED HERE...

You'll be enjoying all the features of this iconic design, chief among them your dedicated front door, set into that gorgeous brick frontage. Inside, everything's smart, bright and spacious, with your front lounge coming in at over 120 square feet, carpeted and freshly finished, with twin windows framing leafy street views. Next door, your second bedroom also looks out to the front. It's a generous single, ideal for a child or the perfect home working space.

Your principle bedroom is to the rear, 140 square feet with in-built storage and a garden view. Your 115 square foot kitchen/diner makes for another fine hosting space, with geometric vintage flooring, cream countertops and matching units. Past your bathroom, fully tiled in sandstone, for your cast iron balcony, descending to your fully decked rear garden, zero maintenance and flanked by timber fencing.

Outside and, as noted, both St James street overground and Blackhorse Road

tube are just a five minute stroll on foot, for direct twenty minute runs to Liverpool Street and Oxford Circus respectively. So you have both the City and West End less than a half hour away door to door, with Kings Cross just fifteen minutes away via the Victoria line. Plus we're practically at the top of the line here so you'll always get a seat.

#### WHAT ELSE?

- Be sure to explore Blackhorse Lane, just three minutes walk away, for the charms of the much loved Walthamstow Beer Mile, a collection of independent craft breweries and taprooms including Lockwood, Wild Card and Truman's Social Club.
- London's largest nature reserve is just fifteen minutes away on foot. The Green Flag award-winning, 50 acre Walthamstow Wetlands is the perfect escape from City life. Right there whenever you need it.
- Current or prospective parents will be pleased to learn that you have twenty primary/secondary schools less than a mile away on foot, fifteen rated 'Good' and five deemed 'Outstanding' by Ofsted.



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

"I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub. There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow'".

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