

Reception  
17'2" x 10'6"

Kitchen  
8'3" x 7'11"

Bedroom  
11'8" x 11'0"

Bedroom  
10'10" x 10'5"

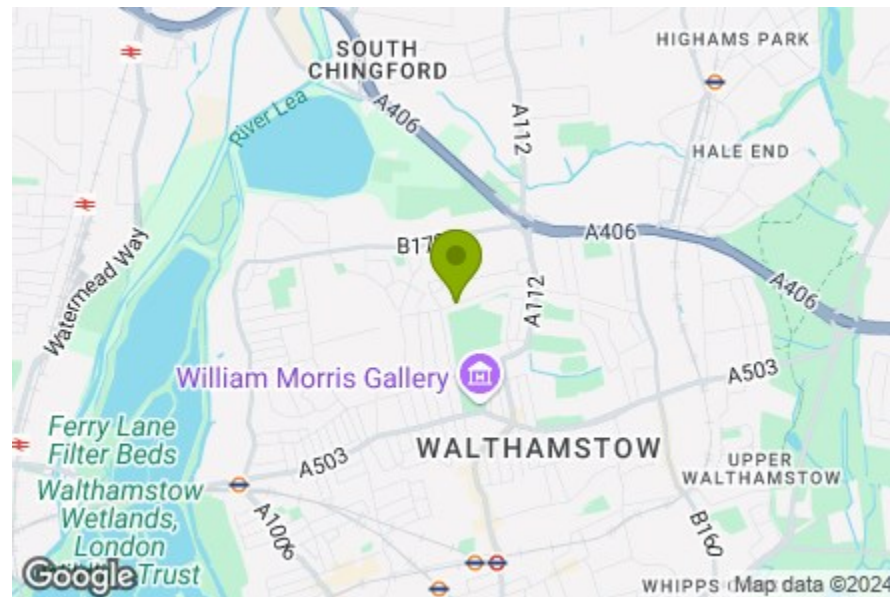
Bathroom

Storage

Hall

Total Area: 71.0 m<sup>2</sup> ... 765 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BRETTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Section of Rear Garden
- Long Lease
- Lloyd Park Location

This purpose-built first floor two bedroom apartment on the Warner Estate in Walthamstow has it's own section of rear garden and is just moments from Lloyd Park. It's also within easy walking distance of the shops along Hoe Street and in central Walthamstow, and the stations at Blackhorse Road and Walthamstow Central. In good condition throughout and decorated in stylish subtle hues, it's the perfect blank canvas.

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**IF YOU LIVED HERE...**

You'd love coming to this friendly community of purpose-built properties that line the streets around Lloyd Park including popular, tree-lined, Brettenham Road.

This upper maisonette has its ground floor front door at the end of a path with original encaustic tiles. Once inside, it's straight up the stairs to the long, light hallway which has doors to all rooms and stairs down to the over 60 ft rear garden. This lovely green space, with a large lawn and a backdrop of mature planting in the neighbouring properties is shared by two apartments, with each having its own section.

Like all Warner Estate apartments, the property has a logical layout with generous room sizes and windows in all rooms. The main living room is at the front of the property and the main bedroom is at the rear, with the second double bedroom, kitchen, and bathroom in between. The apartment has a combination of original features and newer updates, with panelled internal doors and built-in cupboards alongside new double glazed windows and contemporary fixtures and fittings.

The sunny south-facing living room has three large windows to the front of the property, ample space for a dining table and sofas, and pale neutral décor. The well-equipped kitchen has fitted cabinets that provide plenty of worktop space and space for freestanding appliances and a great natural light thanks to a large west-facing

window. The main bedroom is spacious and has two large windows with garden views. The second bedroom, also a double, has calming green walls and garden views. The bathroom is a good size and has a monochrome colour scheme, with large format black and white tiles. It is fitted with a bath with an overhead shower (in a handy tiled alcove), and a washbasin and WC console with built-in cupboards and a concealed cistern. Two obscured glass windows provide light and ventilation.

**WHAT ELSE?**

- You'll be part of a thriving community, with local shops within half a mile and a wide selection of shops, cafes, and restaurants along Hoe Street and in the town centre of Walthamstow, and Walthamstow Village all within easy walking distance.
- Walthamstow Central and Blackhorse Road stations (on the Overground and Victoria Lines), both about a mile from the property, provide fast direct journeys across the capital and into the centre.
- Walthamstow's loveliest landscaped green space, Lloyd Park, is virtually on your doorstep. This perfect urban oasis has grassland and gardens, cafes and sports courts, and the William Morris Gallery.



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

"I've lived in this sunny flat for many years and have always enjoyed living in this area. Lloyd Park is a great local amenity all year round. There's easy access to public transport, to walking along the Lea and in Epping Forest, as well as E17's range of shops and cafes."

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