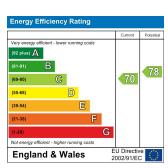
## Brettenham Road, E17









#### E11, E7, E12 & E15

hello11@stowbrothers.com 0203 397 2222

### E4 & N17

hello4@stowbrothers.com 0203 369 6444

#### E17 & E10

hello17@stowbrothers.com 0203 397 9797

hello18@stowbrothers.com 0203 369 1818

#### E8, E9, E5, N16, E3 & E2

0208 520 3077

#### **New Homes**

newhomes@stowbrothers.com 0203 325 7227

#### Investment & Development

id@stowbrothers.com 0208 520 6220

#### **Property Maintenance**

propertymanagement@stowbrothers.com 0203 325 7228

#### STOWBROTHERS.COM **ASTOWBROTHERS**

# THE STOW **BROTHERS**

→ SALES LETTINGS **NEW HOMES** INVESTMENT & DEVELOPMENT



# BRETTENHAM ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Leasehold 3 Bed Maisonette



### Features:

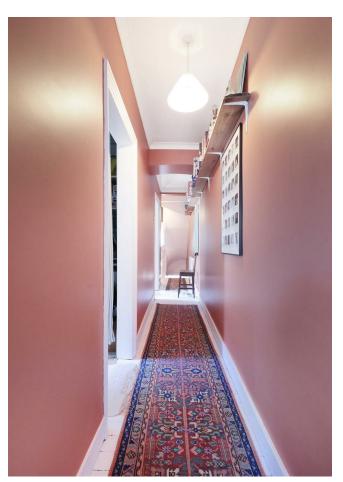
- Three Bedrooms
- Ex Warner Maisonette
- Loft Converted
- Lloyd Park Location
- Beauitfully Presented
- Short walking distance to Walthamstow Central Station

An exquisite, three bedroom, ex Warner maisonette, enviably located on the borders of beloved Lloyd Park. With almost 1000 square feet of living space including a beautiful loft conversion, this is the perfect find for you and your family.

You can reach King's Cross and the heart of London in barely thirty minutes door to door, thanks to excellent bus routes from Brettenham Road through to Blackhorse Road for the Victoria line.

REQUEST A VIEWING 0203 397 9797

















**REQUEST A VIEWING** 0203 397 9797

#### IF YOU LIVED HERE...

You'll enter through your dedicated front door and come upstairs to find a glorious, 200 square foot reception just off your hallway. With twin windows, one a huge bay, an ebony mantel and hearth, and blonde timber flooring there's plenty of space, light and style here for relaxation and entertaining alike. Carry on through to your first bedroom, where you'll find more of that hardwood flooring and another ornate vintage fireplace. Next, you'll step into your bright, well equipped kitchen. The steel worktops and cabinets contrast perfectly with the rustic wooden shelving.

Your bathroom has floor to ceiling, classic white tiling and handsome forest green flooring. A wooden panel surrounds the tub with a chrome shower overhead. Your second double bedroom is also bright and sunny, with double windows overlooking the gardens at the rear. Upstairs, your lovely loft conversion completes things, with another large, skylit double bedroom and a handy study room, both with more of that blonde hardwood flooring and quality craftsmanship.

Just across the road, you'll find the lush green gardens of Lloyd Park. As well as being a great place to walk and soak up the tranquillity, there's plenty more on offer here, from cafes and courts, to an outdoor gym and a wide range of sports clubs and classes. Strolling ten minutes further will bring you to the exceptional Waltham Forest Feel Good Centre where you can indulge in a spa treatment, swim in the Olympic sized pool, scale the climbing wall or get your skates on and glide across the ice rink.

#### WHAT ELSE?

- Parents will be delighted to know that there are twenty seven primary and secondary schools within a mile of your home, all rated 'Outstanding' or 'Good' by Ofsted.
- At the end of your street you'll find your new local, the family-friendly Dog and Duck, where you can enjoy a hearty meal in the fantastic beer garden or sip on a tasty beer or cocktail whilst playing pool.
- Walthamstow Village is only a ten minute cycle or a few bus stops from your door. Here, you can spend the day browsing through the independent vintage shops, or sampling tasty bites and craft ales in one of the many restaurants and taprooms.



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

"We fell in love with this flat the moment we saw it and will miss it dearly! The sitting room is light and spacious, the sun pours in through the bay windows and a tree peeks in the window just outside. The flat has some lovely period features and we loved creating pockets of rich color, patiently restoring the original pine flooring throughout with sanding and natural wax. Evenings are warm and cozy by the fireplace and the garden offers a sunny spot to relax in during the summer. The upstairs room is also a sun trap, light comes in from both sides we love how the color of the room glows in the evening. Walthamstow has a friendly neighborhood feel but it's only a quick walk across the park to hop on a train to Central London. Lloyd Park is one of our favorite parts about Walthamstow, it's a beautiful place full of families and we have felt very lucky to live right across the street, visiting the farmers market every Saturday. The William Morris Museum is also a hidden treasure, as well as the terraced cafe. There are some great pubs in Walthamstow Village and near Blackhorse Road, our very favorites are The Nags Head and Big Penny Social. Walthamstow F.C. plays local games around the corner which is such a fun time, followed by a pint at the Dog and the Duck down the street! We will be very sad to leave our flat and this area but we know the next owners will love their new home."

# FOLLOW US → @STOWBROTHERS STOWBROTHERS.COM





REQUEST A VIEWING 0203 397 9797





FOLLOW US → @STOWBROTHERS STOWBROTHERS.COM





Lounge/Dining

17'1" x 12'9"

Bedroom 10'9" x 10'5"

Kitchen

8'2" × 7'10"

Bathroom

Bedroom

11'8" × 10'11"



Study

7'6" × 5'10"

Bedroom

15'3" x 9'6"

Eaves storage

Garden







FOLLOW US → @STOWBROTHERS STOWBROTHERS.COM