

Reception Room
10'11" x 10'10"

Bedroom
10'11" x 12'0"

Bathroom
8'2" x 4'10"

Bedroom
8'2" x 8'5"

Kitchen / Diner
11'6" x 15'0"

Garden
17'4" 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		71	79
EU Directive 2002/91/EC			



HOWARD ROAD, WALTHAMSTOW Offers In Excess Of £550,000 Share of Freehold 2 Bed Apartment



Features:

- Two Bedrooms
- Ground Floor Victorian Apartment
- Beautifully Presented
- Share of Freehold
- Shared Rear Garden
- Kitchen Diner
- Walthamstow Village Borders
- Close to Walthamstow Central Station

A beautifully appointed two bedroom Victorian maisonette, sat on the ground floor with a sizeable garden to the rear and a wealth of original features throughout. It's all enviably sat in our sought after Poet's Corner neighbourhood.

A modest collection of streets named after literary giants, Poets Corner is perfectly placed for Lloyd Park, Hoe Street, Walthamstow Central and The Village.

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E17 & E10
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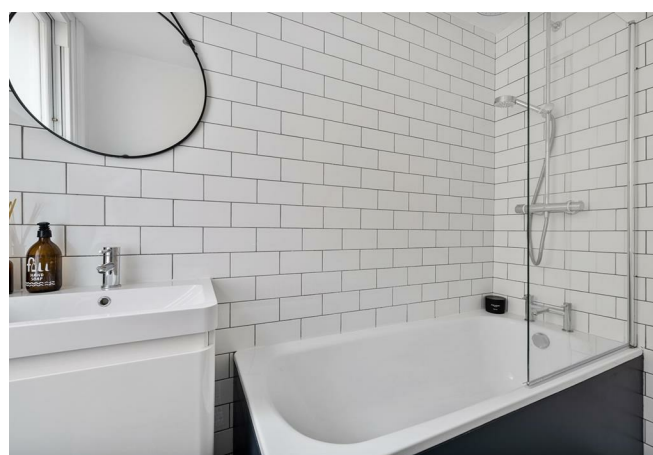
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'll be enjoying all the benefits of the timeless Warner design, from your dedicated front door under that signature archway to the generous room sizes throughout. Your bay windowed front reception is full of light, and impeccably finished with flawless vintage timber hardwood floors. Next door bedroom one's a covetable double with integrated floor to ceiling wardrobes either side of the chimney breast, home to a striking jet black vintage hearth.

Next door, your bathroom's immaculate in white letterbox tiling from tub to ceiling, mosaics underfoot and a shower over the tub. Bedroom two's another smartly finished double, with flawlessly restored original timber floors. Finally, at the rear your kitchen/diner makes for another fine hosting space, 175 square feet and artfully dressed in flanks of smoky charcoal cabinetry with pewter fittings and chunky white worktops.

You're right on the Walthamstow Village border here, with the

enticing range of independent wining and dining establishments definitely among the premier attractions of your new neighbourhood. The heart of The Village is just ten minutes away on foot, and a bit of exploration will reward you with the estoeirc charms of The Nag's head, bistro chic at Eat17 or the neon wonderland of God's Own Junkyard. If nature's more your thing, then the landscaped gardens and open green spaces of Lloyd Park are just five minutes' walk.

WHAT ELSE?

?- Walthamstow Central station is a half a mile on foot, with direct twenty minute connections to Liverpool Street and Oxford Circus putting both the the City and West End just a half hour away, door to door.

- Your shared rear garden is an immaculate mix of patio and lawn, bookended by welcoming seating spaces, and with a lovely whitewashed brick wall serving as a splendid backdrop

- You have a bike hanger right outside your front door, and cyclists can join Walthamstow's ever increasing network of cycle paths on Forest Road, just at the end of your street. Follow them all the way to Hackney and the City.



A WORD FROM THE OWNER...

"We completely renovated the flat as a labour of love to create a home. A highlight is the Victorian tiled path that was painstakingly replaced and restored back to the original. Plus, the kitchen-diner leading onto the west facing garden is the perfect entertaining space, where we have spent many sunny afternoons with friends hosting pizza party's. Howard Road has an excellent community and we are blessed with fantastic neighbours. Ideally placed near the tube, just a short walk to many of our favourite spots including Lloyd Park market, the fountains in Fellowship Square and great coffee shops in the Village. We hope the next owners will love and care for it as much as we have."

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