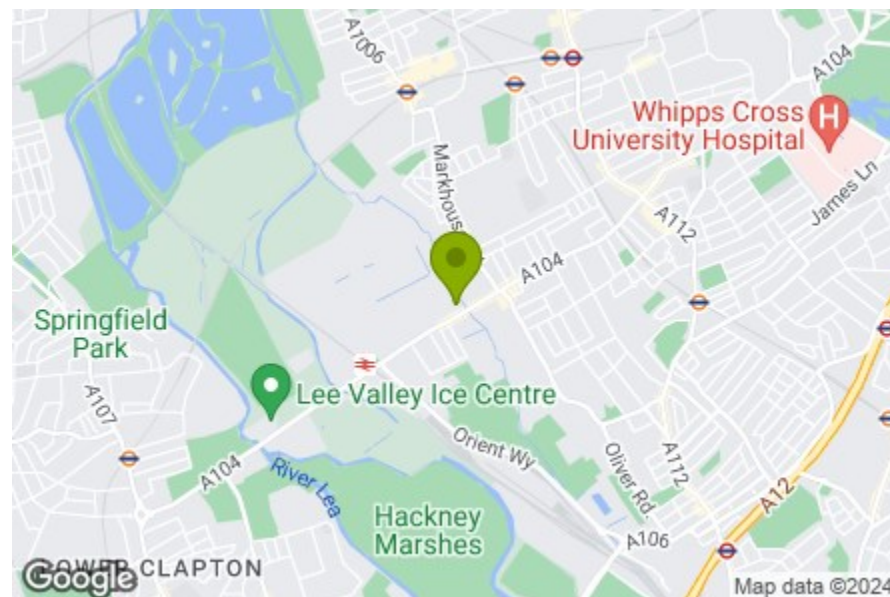




Total Area: 75.0 m<sup>2</sup> ... 808 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

- Reception Room  
17'3" x 10'4"
- Bedroom  
10'9" x 10'5"
- Kitchen  
8'3" x 7'10"
- Bathroom  
7'11" x 5'4"
- Bedroom  
11'8" x 11'0"
- Garden  
39'4"



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	51	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BLYTH ROAD, WALTHAMSTOW

### Offers In Excess Of £465,000 Leasehold 2 Bed Maisonette



#### Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Well Presented
- Own Section of Rear Garden
- Own Front Door
- Moments from Hackney Marshes
- Close to Lea Bridge Station

Situated a short stroll from the vast green space of Hackney Marshes, this two-bedroom ex-Warner maisonette has been thoughtfully updated, with great care taken to balance the traditional features with modern convenience. As well as a private section of the rear garden, the first floor home also has a sole-use front door.

Lea Bridge Station is ten minutes walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, but the local neighbourhood is worth sticking around for too - there's flourishing food and drink scene right on your doorstep.

**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

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
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0208 520 3077

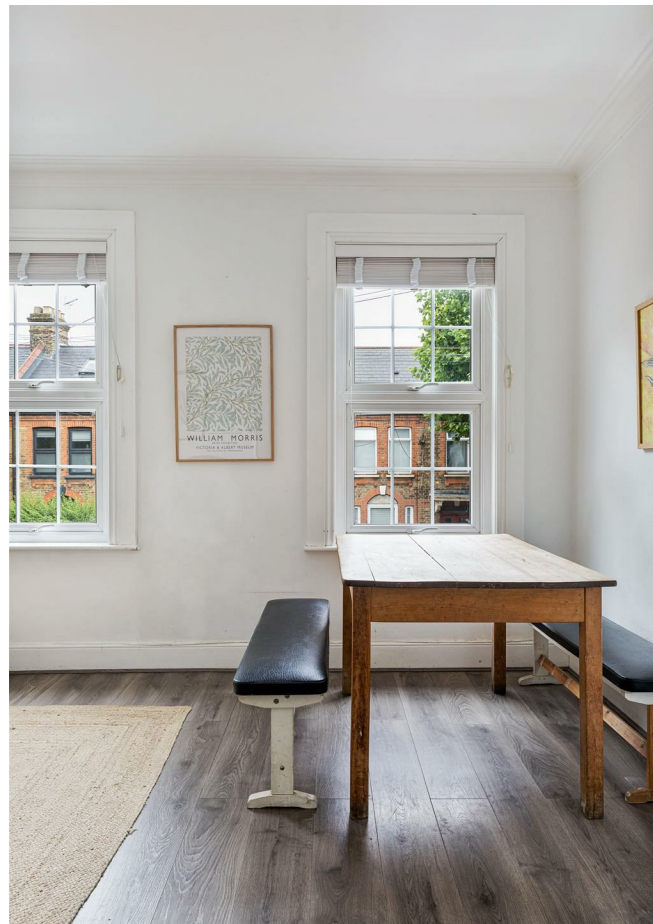
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**IF YOU LIVED HERE...**

You'll be stretching out in your huge 185 square foot lounge with a trio of windows welcoming in swathes of natural light, sleekly engineered oak flooring underfoot, a dining area and vintage fireplace centrepiece. Next door, bedroom one is a generous double of 110 square feet blessed with leafy views and pristine white walls. Continue across the landing to find your pristine and characterful kitchen. With immaculate shaker-style units, stylish tiling and eye-catching open shelving, this is an ideal space to cook up a storm.

Head across the landing to access your garden. A lengthy stretch lawn, natural planting, and a patio area. As it's south-west facing, you can enjoy sun throughout the day. Back inside and the bathroom's decked out in Admiral blue and white tiles with a tub and twin set of windows, while finally your master bedroom's another generous double of 130 square feet enjoying striking church views and more of that light oak flooring; this is a tranquil space indeed.

As for beyond, this part of E17 of has boomed in recent years thanks to the appeal of retail space and warehouses for creative businesses. Neckstamper Brewery and Taproom opened in 2016 but still feels like a hidden gem, while over on the Argall Avenue industrial estate, you'll find brilliant creative businesses such as the ceramics space Turning Earth.

Meanwhile, on Lea Bridge Road, look out for Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses the excellent Blondies Brewery.

**WHAT ELSE?**

-As well as having Lea Bridge station nearby, you're in a fantastic spot between Leyton, Walthamstow and Clapton - and there are plenty of bus routes to run you in between (as well as a good cycling infrastructure).

-After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

- All the amenities of Lea Bridge Road are on your doorstep, plus your new local is a mere two minute stroll away. The Hare & Hounds has to be one of the area's finest gastropubs.



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

"This was our first family home and we've loved every moment here. It's a spacious top floor Warner, with a decent sized and useable loft space with great potential to be converted. We're on a pretty tree-lined street, with lots of friendly neighbours and young families around.

The flat is a 30 second walk from Lea Bridge Road, with a nice pub, restaurants, takeaways and cafes. We're over the road from Jubilee park, with an outside gym and good playgrounds for kids. On a weekend you can enjoy the wilderness of Hackney and Walthamstow marshes, relax with a pint at Blondies Brewery, and meander down to Chatsworth Road for the market on Sunday."

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