



Reception
10'8" x 10'5"

Bedroom
10'8" x 10'5"

Bathroom
7'10" x 7'8"

Kitchen/Diner
11'4" x 12'0"

Garden
34'5" x 16'8"

Total Area: 53.2 m² ... 572 ft²

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		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DIANA ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
1 Bed Maisonette



Features:

- Large One Bedroom
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Kitchen Diner
- Own Section of Rear Garden
- Lloyd Park Location
- Walking Distance to Walthamstow Central Station

This chic one bedroom, Warner apartment is bursting with charm and style. Located in a prime and central position with Lloyd Park a stone's throw from the door and easy access to explore the best of our beloved borough, you are going to love what this apartment has to offer. From the large double bedroom, to the spacious reception room and light drenched kitchen diner there is a wealth of living space here to unwind in, as well as a share of the social communal garden.

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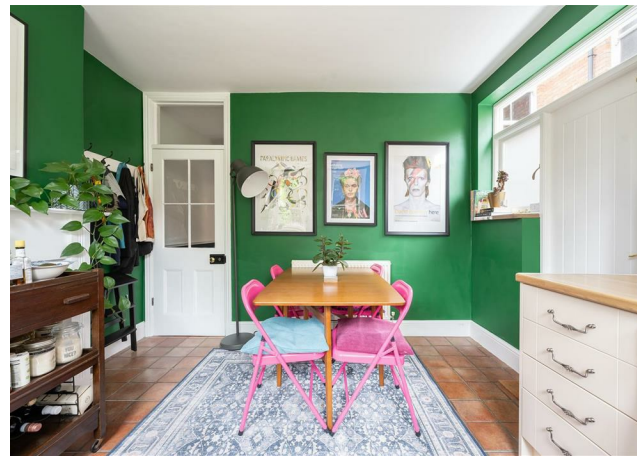
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IF YOU LIVED HERE:

You will love the keen sense of style on display in this ready to go ex-warner, it's really the place you can move into and immediately feel at home. From the gorgeous wooden flooring that sweeps throughout, to the bold wall colours and the charming original features. Your exceptionally bright reception room has an original cast iron fireplace with handy integrated shelving, the neutral wall colours bounce the light around beautifully. The bedroom is a wonderful double, with another of those original fireplaces -this one features some delightful tiles. The position of this room nestled in the middle of the floorplan and overlooking the garden ensures both privacy and quiet. You will love the bold and bright kitchen diner; floor cabinets sit neatly underneath the windows overlooking the garden, allowing for both space and light. This room gives access to the shared garden, a gorgeously green oasis with mature raised beds and paving for summer bbq's. The apartment is completed by the opulent bathroom, as impeccable as the rest of the home, you have a large tub with waterfall shower, as well as stylish mosaic style flooring.

As mentioned, you are very well located from the picturesque Lloyd Park and the William Morris gallery, which hosts a weekly farmers market on Saturday morning - perfect for picking up a coffee or a locally baked sweet treat. You are just over half a mile walk from Walthamstow Central Station, which takes you into the West End in 20 minutes.

WHAT ELSE

- Your new local pub Ye Olde Rose and Crown is also a theatre that hosts regular comedy gigs, many of the biggest names in comedy play here and you can see some big names for reasonable prices.
- A short walk North you will find the Feel Good Centre, one of London's largest fitness centres featuring a 25 foot swimming pool with diving board, and a 170 station gym.
- Hoe Street is home to some local gems, including the infamous Yard Sale Pizza (do try their ever changing monthly specials) as well as Trades Hall, which hosted Fatboy Slim for a pop up event last summer.



A WORD FROM THE OWNER...

"I have loved living in Diana Road. The flat has all the gorgeous period features of the Warner maisonettes, and I've particularly enjoyed the big, sunny kitchen: the perfect spot to work from home while looking out over the garden. The road is quiet, with friendly neighbours, but close to the shops and restaurants of Hoe Street. It's an easy walk to both Walthamstow Central and Blackhorse Road stations, as well as the Village for food and shopping, and the bustle of the Blackhorse Beer Mile. I've loved nearby Lloyd Park for walks and the vibrant Saturday food market, as well as the William Morris Gallery which has several guest exhibitions each year that are always worth checking out. It has been the perfect first home, and I now can't imagine living anywhere but Walthamstow."

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