



Reception  
17'1" x 10'6"

Kitchen  
8'3" x 9'3"

Bedroom  
10'11" x 10'4"

Bedroom  
11'8" x 10'11"

Bathroom  
5'2" x 10'2"

Utility

Garden  
23'11" x 8'10"

Total Area: 69.9 m<sup>2</sup> ... 752 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	75
	EU Directive 2002/91/EC		



## BRETTEHAM ROAD, WALTHAMSTOW

Offers In Excess Of £515,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- First Floor Warner Flat
- Two Bedrooms
- Private Garden
- Loft Included in the Demise
- Close to Lloyd Park
- Long Lease

A classic and stylishly appointed two bedroom, first floor Warner apartment, thoughtfully arranged throughout, just steps away from Lloyd Park. Situated on a quiet, leafy street, you have a dedicated front door, boarded loft and private garden.

You're well connected to central London too, it's just under a half hour walk to Walthamstow Central station. From here you'll be on the Victoria line and at King's Cross in eighteen minutes.

REQUEST A VIEWING  
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0203 397 2222

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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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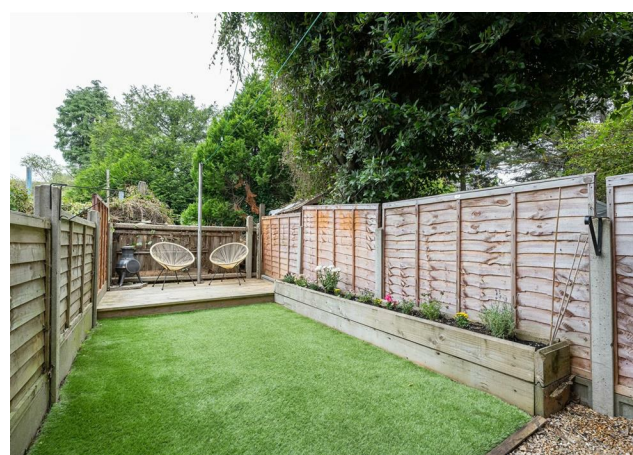
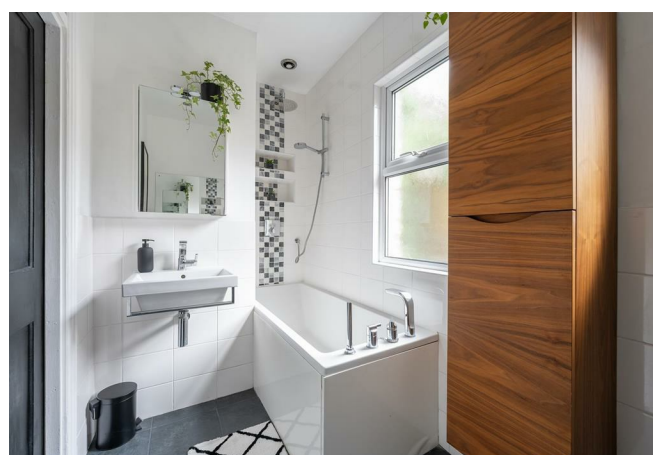
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**IF YOU LIVED HERE...**

You'll be thrilled to live in such a carefully designed space, with the famously flexible Warner layout and each room seamlessly flowing into the next. Your front reception, at 180 square feet, is a sunny oasis thanks to front facing, large windows and open layout. Warm, natural oak hardwood graces the floor and the walls are bathed in an on-trend fusion of teal and light grey. Built in cabinets and bookshelves will be a much appreciated detail. Down the hall, your kitchen brims with classic elements, from soft ivory cabinetry and a clean white, metro tiled splashback to rich walnut timber worktops and modern appliances.

Your generously sized bathroom combines contemporary and timeless features, home to a sleek white bathtub with a rainfall shower, slate grey tiles underfoot, polished chrome hardware, and seamless white tiling throughout. The large wooden cabinet adds abundant storage and a natural touch. Elsewhere, you have two spacious double bedrooms, both carefully finished with pleasant colours and plush, light grey carpeting. Both sleepers overlook your lush, surrounding greenery and are flooded with natural light. A utility room completes your home, providing additional practical space.

Your locale couldn't be more ideal, with an enviable combination of nature, dining, and entertainment all nearby. Local institutions Lloyd Park and the William Morris Gallery are just a thirteen minute walk away for a lovely weekend well spent in the manicured gardens, beloved gallery, and Saturday farmer's market. You're also less than twenty minute's walk from Hoe Street and its vibrant local spots, from Wynwood Art District, to the Collab, an award winning burger and beer joint. Your new local, The Dog & Duck, known for their charming atmosphere and succulent pizzas, is just a four minute walk from your front door.

**WHAT ELSE?**

- You'll love entertaining in your secluded rear garden, with high fences for privacy, a well manicured lawn, and a raised wooden patio area for dining.
- Young families will be happy that top rated nursery, Chapel End Infants School is just a short, seven minute walk away.
- You have easy access to your loft from the landing, fully boarded for a wealth of extra storage.



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

"This has been our dream first home. Brettenham Road is truly special, and we have enjoyed restoring our Warner flat over the years. We have loved hosting friends for dinner and summer BBQs in the garden. Having direct access to Lloyd Park means that we find ourselves there literally every day, whether it's strolling through to head to the tube, taking our little one to the park or nursery, walking the dog, or enjoying the vibrant Saturday farmer's market.

There are so many wonderful activities for couples and young families within walking distance. On weekends, we've thoroughly enjoyed cycling around the borough, exploring Epping Forest and the Wetlands, all conveniently located on our doorstep. The local breweries on Blackhorse Lane are also a nearby hidden gem! Plus, the incredible upcoming Soho Theatre is just a short walk away.

Changes to traffic flows have made the road exceptionally quiet and safe. Brettenham Road itself is wonderfully friendly and communal, with an active WhatsApp group and an annual resident picnic in Lloyd Park. It's been an incredible road to live on, and we genuinely wish we could stay!"

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