



Reception  
10'9" x 13'6"

Kitchen  
8'1" x 7'10"

Bedroom  
11'4" x 10'10"

Bedroom  
10'9" x 10'5"

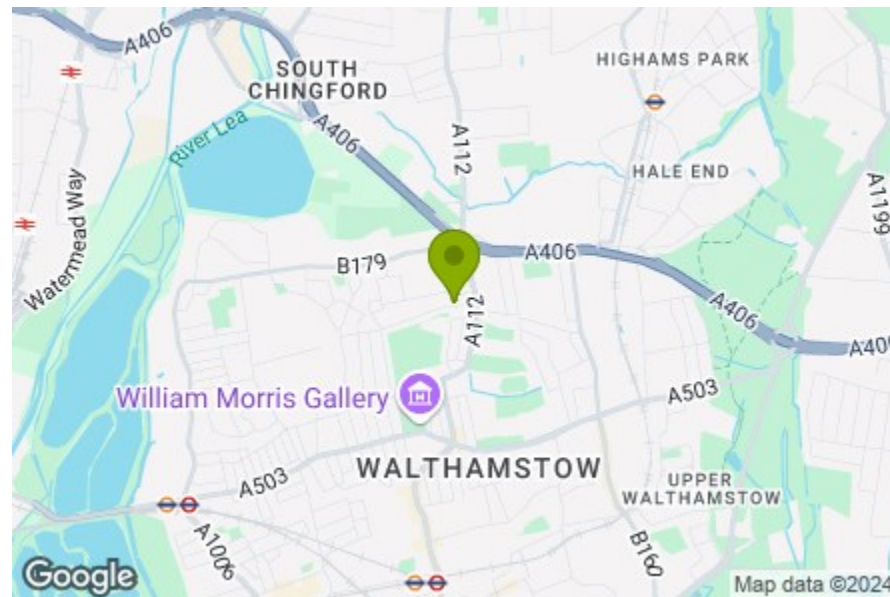
Bathroom  
7'11" x 8'2"

Garden  
25'1" x 9'8"

Storage

Total Area: 66.0 m<sup>2</sup> ... 710 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	67 77
(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 EU Directive 2002/91/EC	



## BRETTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Lloyd Park Location
- Shared Garden
- Chain-free

A classic two bedroom ground-floor Warner apartment ideally located in Walthamstow's illustrious Lloyd Park area. Positioned on a leafy residential street, this abode benefits from the greenery of Lloyd Park on its doorstep, with the many amenities of Walthamstow still within close reach. This chain-free property showcases a plethora of original features as well as a tranquil rear garden. Walthamstow Central tube station is a merely a walk away, allowing you to reach Central London in 45 minutes door to door.

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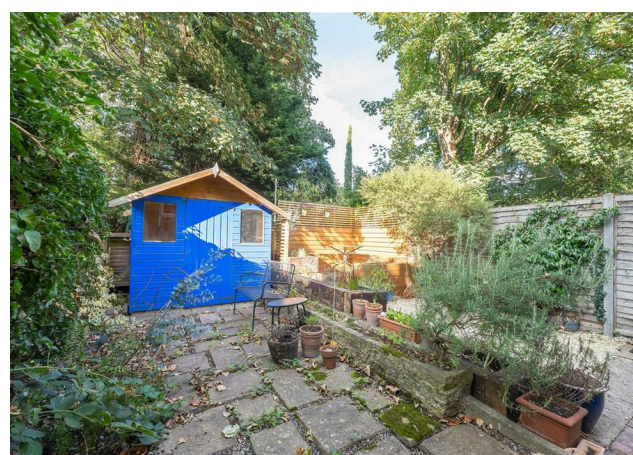
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**IF YOU LIVED HERE...**

Nestled within the heart of Walthamstow's sought-after Lloyd Park area, this charming two-bedroom, ground-floor ex-Warner maisonette offers an inviting space, ideal for first-time buyers or those looking to downsize. Located on a peaceful, tree-lined residential street, the property exudes character with its distinctive brick façade, while offering the modern convenience of a chain-free sale. The spacious living area is bathed in natural light, complemented by original features like the period fireplace and tasteful parquet flooring, adding a homely yet stylish touch. The property boasts two well-sized bedrooms and a fresh, airy bathroom, providing the perfect space to unwind.

Further benefits include access to a shared garden, offering a tranquil outdoor space for relaxation or social gatherings. With its excellent location close to Lloyd Park and Walthamstow's amenities, this maisonette provides a balance of green spaces and vibrant local life.

This apartment is a superb opportunity to secure a piece of Walthamstow's heritage with the convenience of ground-floor living. The perfect chance to establish your residency in one of East London's most desirable neighbourhoods.

**WHAT ELSE?**

The social hub of Lloyd Park on your doorstep, its weekly Saturday market gives you a taste of what the borough has to offer, with over 30 stalls featuring a range of local produce as well as hot and cold cuisines.

The William Morris Gallery just moments away, a true Walthamstow treasure. Home to the largest collection of William Morris' work, a free opportunity to immerse yourself in the rich artistic and social legacy of one of Britain's most renowned designers. As well as hosting local bistro, Deeney's Café, with its sunlit views and tasty toasties, the perfect treat after a stroll or an ideal spot for catching up with friends. Young families will be delighted to know that top rated nursery, Chapel End Infants School, is simply a seven-minute walk away.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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