

## THEYDON STREET, WALTHAMSTOW

Offers In Excess Of £550,000 Share of Freehold

### 3 Bed Maisonette

**Features:**



- Three Bedrooms
- Ex Warner Maisonette
- Split Level
- Shared Garden
- Easy Access to Walthamstow/ Hackney Marshes Road in the other direction. There's plenty of greenery
- Short walking distance to St James Street Station, courtesy of Walthamstow Marshes, and you've even got a beautiful south-facing shared garden.
- Well Presented
- Close to Lea Bridge Station

With a seamless blend of period charm and contemporary convenience, this three-bedroom, two bathroom ex-Warner home has been lovingly updated with a loft conversion, making it something of a rare find. As for the location, this is one of E17's most burgeoning neighbourhoods. St James Street station is a short walk away, and you've the shops and amenities of Lea Bridge

**REQUEST A VIEWING**  
0203 397 9797

**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

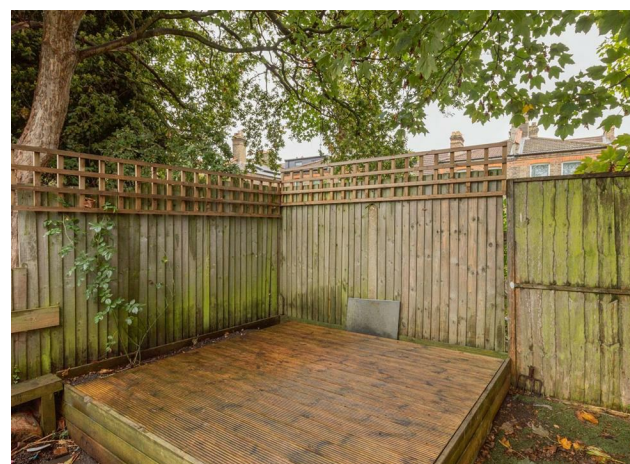
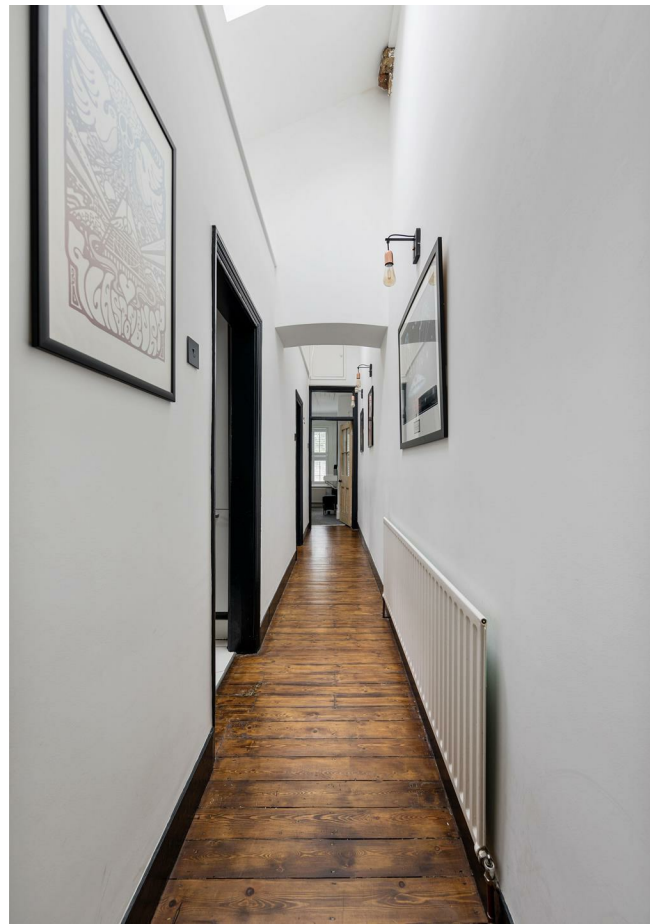
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



IF YOU LIVED HERE...

We're sure you already appreciate the beauty of the property's iconic design, which was developed by Walthamstow's first mayor at the turn of the last century - and you'll take pride in owning something that has such a rich background story.

Coming in at around 1052 square foot, you've got a lot of space by ex-Warner apartment standards, while the smart layout means you can keep different aspects of your lifestyle - like sleep, work, eat, relax - separate. The considered decor and contemporary fittings work in harmony with vintage features, such as the ornate coving, fire surrounds and timber flooring. There's plenty of storage - including two large spaces, so it'll be easy to keep clutter at bay.

The spacious reception room is bursting with light thanks to the generous windows - and you'll love the custom carpentry and column radiator. The first floor bedrooms are just as immaculate - there's new carpet in the second bedroom and new oak wooden floors in the other two.

In the kitchen, you'll find smart cabinets, glossy worktops and plenty of storage - and you'll enjoy the bonus of having a separate utility machine area. The first floor bathroom is just as smart, having been installed one year ago, and features underfloor heating and bluetooth in the cabinet. A Victorian clothes airer is installed in the hallway, making the most of the high roof which has Velux windows installed

The converted loft is the ideal retreat, with a Juliet balcony offering fantastic leafy views. You've also got a handy WC here, with stylish tiling and smart alcove shelving. There's also a new roof - under three years old with 25 year guarantee.

At the rear, you've got a spacious south-facing garden with decking installed at the back. It also features a large garden planter. As for beyond, you've got plenty more nature to explore; Jubilee Park is just a short stroll away, as are Hackney Marshes and Walthamstow Marshes.

Head a few minutes south and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards last year when a stunning extension housing a cafe was added to the Grade-II listed building.

Lea Bridge station is a 16 minute walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines. St James St station is just slightly further, where you can whizz into Liverpool Street via the Overground, as well as access more brilliant amenities. On the way there you'll pass the excellent Weir dough Bakery, as well as the wonderfully eclectic box park hub CRATE.



A WORD FROM THE OWNERS...

"The home benefits from huge amounts of storage with 3 lofts spaces, and the bonus of a separate washing machine area outside of the kitchen. There is a 40ft south facing garden surrounded by huge trees, which gets sunlight most of the day. New decking has been installed at the back part of the garden, which gives you complete privacy when you are entertaining friends or family in the garden. A new Roof was installed when we moved in under 3 years ago which has a 25 year guarantee on it. The bathroom was installed one year ago that features underfloor heating and bluetooth in the cabinet. There is new carpet in the spare bedroom and also new oak wooden floors throughout the loft office / bedroom.

Theydon St is a quiet, leafy street and is in an prime location for all the transport links that Walthamstow has to offer - 2 tube stations, 3 overground within very close proximity and the Elizabeth line at Stratford which its only 15 minutes away by bus. There are many schools in the area rated excellent by Ofsted. Leyton Jubilee Park is less than a 5 minutes away, in addition there is many canal walks and the Walthamstow wetlands within walking distance also so its an excellent area if you like the outdoors and to feel like you are not in a city. There is pretty much everything you need on your doorstep in this area."

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
17'1" x 10'4"

**Bathroom**  
8'0" x 5'0"

**Kitchen**  
7'11" x 7'10"

**Bedroom**  
14'7" x 9'3"

**Bedroom**  
10'9" x 10'8"

**Bathroom**

**Bedroom**  
11'5" x 11'0"

**Garden**  
68'10"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM