



Lounge
15'1" x 13'5"

Bedroom
10'5" x 9'2"

Kitchen/ Diner
10'5" x 9'10"

Bathroom
9'10" x 4'7"



CARR ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- Newly renovated
- Large lounge
- Lloyd park location
- Access to shared rear garden
- Bright and airy
- Available September

A bright and timeless one-bedroom first floor apartment in the borough's iconic and much sought-after Warner style. Not only does it come with access to a rear garden, Lloyd Park runs parallel with Carr Road, so you could be enjoying the landscaped grounds of Walthamstow's oldest green space within moments of leaving that iconic arched front door.

Need to escape further afield? Walthamstow Central station is less than a mile away, where you can get directly to Oxford Circus or Liverpool Street in around 20 mins via the Victoria line or Overground.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 58 |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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IF YOU LIVED HERE

There's a reason that these properties are so popular, with their trademark Warner features – and this one is particularly charming...

Your front reception room has been beautifully preserved with ornate coving and a fire surround, all bathed in light from the generously-sized sash windows. The spacious double bedroom has more immaculate decor and soft carpeting, while the kitchen is spacious and modern, with sleek worktops, integrated appliances and smart units. This theme is continued in the bathroom, where you'll find an over-tub shower amongst the contemporary fittings.

Head down the staircase at the rear to access the large rear garden – it's a peaceful spot, but Lloyd Park is just moments away for more nature and facilities including the two cafes, William Morris Gallery, skatepark, playground, tennis courts and dog enclosure.

Just beyond, Hoe Street is thriving, with the youthful energy continuously drawing exciting new businesses and putting the area on the map for day-trippers beyond the borough (we've lost track of the times it's appeared as a

'must visit' place in the press). Fancy a bite to eat? Choose between Sodo, Yard Sale Pizza or Shri Lakshmi, as well as many more.

And talking of Walthamstow being in the spotlight, just wait until the 950-seat Soho Theatre Walthamstow opens any month now. Within less than a ten minute walk from your own home, you'll be able to enjoy truly world class entertainment. We think it's safe to have high expectations here.

WHAT ELSE?

-You're spoilt for choice when it comes to local pubs; Ye Olde Rose and Crown and The Dog & Duck are much-loved by the community and can be reached within a short walk.

- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.

- For essentials and more amenities, head to Walthamstow Central, where you'll find Europe's longest market on the High Street, Forest cinema and convenient chain stores in the 17&Central shopping centre.



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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