

Total Area: 67.2 m<sup>2</sup> ... 723 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.

Reception  
17'0" x 11'3"

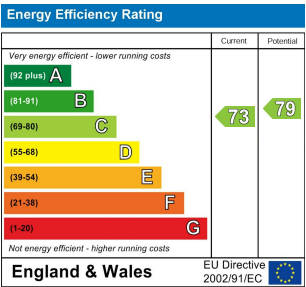
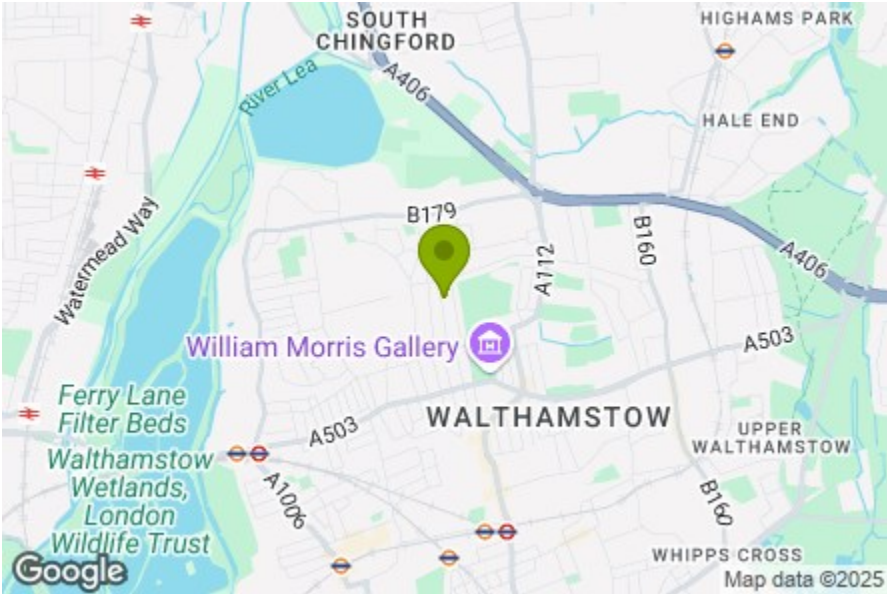
Bedroom  
10'9" x 10'5"

Kitchen  
11'3" x 7'10"

Bathroom

Bedroom  
11'2" x 11'1"

Garden  
41'11" x 9'0"



## FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Share of Freehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Moments from Lloyd Park
- Garden
- Sought after Location

A classically designed, beautifully finished two-bedroom first floor ex-Warner home, situated on a quiet and leafy street just moments from the ever-popular Lloyd Park. The iconic period style means you have your own front door, a private stretch of the rear garden and plenty of original features.

Walthamstow Central tube station is a 20 minute walk away - or even quicker hop on the bus, but there are plenty of reasons to stay local to this buzzy neighbourhood.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

With 723 square feet of internal space, this is a home with impressive proportions, as well as a timeless design both inside and out. Due to its immaculate finish and generous windows, the reception room has a bright and brilliant air about it. You'll love the charming features such as the custom shelving, fireplace alcove and column radiator, which you'll find throughout the rest of the home. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and stylish features such as the butler basin, slate flooring and timber accents. There's plenty of storage within the smart units too.

Both bedrooms are spacious with considered decor and soft carpeting underfoot. You'll particularly enjoy the in-built storage in the room at the rear, where the inky blue decor and fireplace alcove bring a real sense of warmth.

The bathroom has a brilliant balance between tradition and modernity, with glossy tiling, stylish brass fittings and a sleek over-tub shower.

Outside, you have a fantastically landscaped garden with sun-trap patio. Lloyd Park is just moments away for even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeney's (best cheese toasties in London according to the press!). Head towards the Bell junction and Hoe St beyond,

and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Yard Sale, and the much-loved Ye Olde Rose & Crown pub.

Need to escape further afield? Walthamstow Central station is around a 20 minute walk, and will get you directly to Oxford Circus or Liverpool Street in less than twenty minutes via the Victoria line or Overground respectively.

#### WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, a large performance space that will be home to world-class entertainment when it opens in spring 2025 - and it'll be a short stroll from your front door.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.



#### A WORD FROM OWNER...

"We've absolutely loved living in this flat for the past four and a half years, having undertaken significant renovations throughout to turn it into a home we're really proud of. From changing windows and floors to updating the bathroom, replastering, and decorating during lockdown, it's been a real journey—one that feels totally worth it now!

The community in the Lloyd Park area is amazing. We love the balance of the relative quiet and greenery of the neighbourhood while still having quick and easy access to the high street, Walthamstow Village, the Blackhorse Road area, and beyond into central London. The local restaurants, pubs and breweries are great, and there are also so many great walks for adventures with our little toy poodle—from easy strolls in Lloyd Park to exploring the wetlands, marshes, and even Epping Forest.

It's been a wonderful home for us, and we know the next owners will enjoy it just as much as we have."

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