

BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold 2 Bed Flat



Features:

- Two Bedrooms
- First Floor
- Well Presented
- Moments from Lloyd Park
- Underfloor Heating In Kitchen
- Highly Sought After Location
- Ex Warner Maisonette

An elegant and characterful two bedroom, first floor, Warner apartment, brimming with the vintage features and artful touches of this timeless design. The open green space and landscaped gardens of Lloyd Park are just a couple of minutes away.

A couple of minutes' walk, at the end of your road, you can hop on a variety of bus routes, any one of which will whisk you to Walthamstow Central station in about seven minutes, for direct overground and Victoria line services to the City and the West End.

REQUEST A VIEWING
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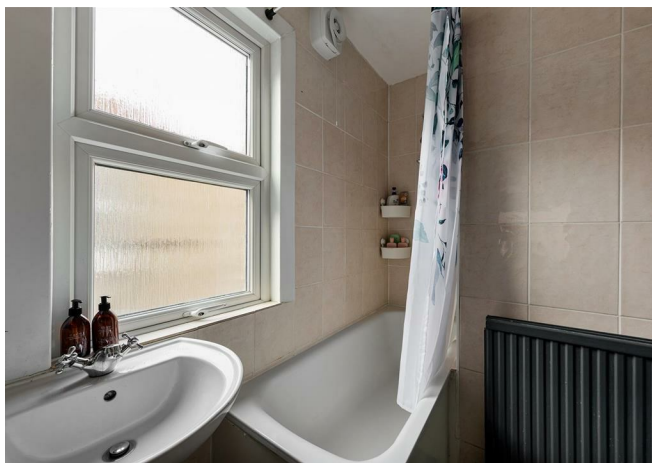
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IF YOU LIVED HERE...

You'll have your own delightful front door under the trademark Warner arch, step inside and climb the stairs for the 175 square foot lounge. Richly restored, dark original timber floorboards flow underfoot, natural light streams in through a trio of south facing windows and there's a charming open hearth of exposed brick, sat below a reclaimed railway sleeper mantel.

Your first bedroom is finished in tranquil mint green with a striking mustard yellow vintage hearth and mantel, while next door your kitchen's sleek and contemporary with chunky white worktops, metro tile splashbacks and underfloor heating. Your family bathroom's another modern affair, with floor to ceiling tilework and dark timber trim. Finally, bedroom two sits to the rear, with Royal Blue statement wall and garden views.

Outside and, as noted, our borough's beloved green gem of Lloyd Park is just moments away. Here you'll find cafes, courts, an outdoor gym, all manner of sports clubs and classes, a regular Saturday farmers' market and the famous William Morris Gallery. It's a life changing spot to have on your doorstep. Walk for fifteen

minutes across the park, and you come to Bell Corner, home to a range of independent cafes, shops and one of our finest gastropubs, The Bell.

WHAT ELSE?

- The multimillion pound sports facilities of the Waltham Forest Feel Good Centre are just a half mile away on foot, including twenty five metre pool, state of the art gym, climbing wall, trampoline park and much, much more.
- In true Warner style, you have a private section of rear garden, a lush length of lawn flanked by greenery and picket fence. All accessed from an internal staircase off your hallway. And there's potentially scope to expand into the loft (subject to the usual permissions), as a few of your neighbours have done.
- Blackhorse Lane is about twenty minutes away, and well worth the stroll for the beloved Blackhorse Beer Mile, a collection of craft breweries, taprooms and beer gardens. You're sure to find a new favourite.



A WORD FROM THE OWNER...

"We have absolutely loved living on Brettenham Road for the past five years, and leaving will be bittersweet. There is a real community feel to the neighbourhood, with friendly, welcoming neighbours who are always happy to offer advice or lend a hand. There's even an active WhatsApp group that keeps everyone connected.

The location is fantastic. Just moments away, you'll find the beautiful Lloyd Park with its weekly Saturday Market, the William Morris Gallery and the excellent Deeney's café. You are just a walk away from Walthamstow Village, Wood Street and Blackhorse Road.

As for the flat itself, the bright and spacious south-facing living room is bathed in natural light all year round. The open kitchen flows into the hallway, keeping the whole space airy and bright. All the bedrooms are a great size, offering plenty of space for working from home, hosting guests, or relaxing. The garden gets plenty of sunlight—perfect for summer barbecues. "

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Reception Room

17'2" x 10'6"

Garden

24'7"

Kitchen

11'8" x 7'10"

Bedroom

10'8" x 10'6"

Bedroom

11'9" x 11'10"

Bathroom



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