



FLEEMING ROAD, WALTHAMSTOW
Offers In Excess Of £599,995 Leasehold
3 Bed Maisonette

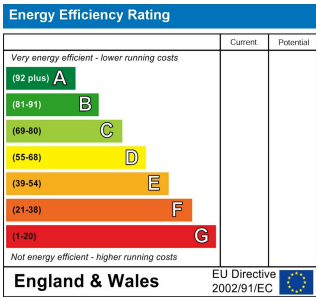


Features:

- Three Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Section of Rear Garden
- Own Front Door
- Lloyd Park Location
- Quiet Residential Street

This beautifully presented Victorian three-bedroom, two bathroom, ex-Warner maisonette set in a prestigious low-traffic street also comes with its own section of a sizeable shared rear garden. With a window in every room, you'll appreciate the natural light and airy feel throughout. Showcasing original features, including stripped wooden flooring, this beautifully presented home enjoys an enviable location just moments from Lloyd Park. Walthamstow Central Station, which runs an Overground and Victoria Line service delivering direct links to Central London, is a 13-minute walk away.

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IF YOU LIVED HERE...

From the moment you walk through your own front door, it's clear this home has been thoughtfully designed to make the most of every inch.

The reception room is filled with natural light from three large windows, making it a warm and inviting place to unwind. An original black fireplace adds character, while period details like the ceiling rose, dado rail, and coving bring a touch of heritage charm. Built-in alcove storage and open shelving offer both function and style, and warm wood floors flow through to the kitchen.

The first double bedroom is calm and considered, with soft buff-toned walls, a built-in wardrobe, and a white fireplace adding quiet elegance. A wide window frames a peaceful view of the garden, adding to the room's relaxed feel.

In the kitchen, cream cabinetry, hexagonal brass handles, and a Belfast sink add personality. The tiled splashback echoes the geometric theme, while a large window and soft downlighting ensure it's always well-lit.

The shower room keeps things clean and minimal with all-white finishes, metro and hexagonal tiling, and a sleek glazed, walk-in shower.

To the rear, the second bedroom is a bright single with a garden view—ideal as a home office, nursery or guest space.

Upstairs, the loft has been beautifully converted into a generous third bedroom. With Velux windows, plenty of under-eaves storage, and an ensuite bathroom complete with terrazzo flooring and a freestanding clawfoot tub, it's a stunning space to unwind in.

The garden is a mix of paved seating areas and lawn—great for hosting, relaxing, or enjoying a quiet morning coffee, and its west-facing aspect means sunlight all afternoon till the light fades.

WHAT ELSE?

- Located in one of the most desirable areas, this home runs parallel to Lloyd Park and all its amenities. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.
- Forest Road, only 0.2 miles away, has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.
- Excellent transport links from Walthamstow Central provide swift access to the Victoria Line, the Suffragette Line on the Overground, and National Rail, placing Oxford Circus (20 mins) and Liverpool Street (15 mins) within easy reach.
- The A406 (North Circular) provides easy road access to Central and North London and is only 0.4 miles to the northeast of the property



A WORD FROM THE OWNER.....

"The main thing I'll miss are my neighbours - there's a real sense of community, and everybody is so friendly and helpful. Being so close to Lloyd Park is a great pull too - our garden is perfectly formed, but the beautiful gardens and Saturday food market of Lloyd Park nearby are a great addition and very well used! The loft was converted in 2022 and has made a material difference to how the property feels - so much more useable space, and the bath upstairs was a game changer! The Winns Primary School has a fantastic reputation since the current head teacher joined a couple of years ago - I have first hand experience of the school, and I couldn't have been happier with them (again, a real sense of community and the new playground went down very well with the kids there!)"

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Reception Room

17'2" x 10'6"

Kitchen

7'11" x 7'0"

Bedroom

10'9" x 10'5"

Bedroom

11'3" x 6'8"

Bedroom

14'11" x 11'11"

Shower Room

7'0" x 4'3"

Bathroom

Garden

29'6"



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