

Entrance Hall

Kitchen/Lounge/Diner
18'9" x 10'3"

Bedroom
9'10" x 12'11"

Bedroom
9'4" x 6'3"

Shower Room

Storage/Utility

Bedroom
13'2" x 16'7"

Eaves Storage

Bathroom

Garden
approx. 28'0" x 10'9"



BRIGHTON AVENUE, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
3 Bed Maisonette

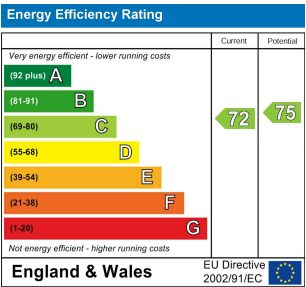


Features:

- Three Bedrooms Split Level
- Ex Warner Maisonette
- 111 year lease
- Close to Walthamstow central
- Private rear garden
- Ensuite to master bedroom
- Open plan kitchen/lounge
- Beautifully Presented
- Own Front Door

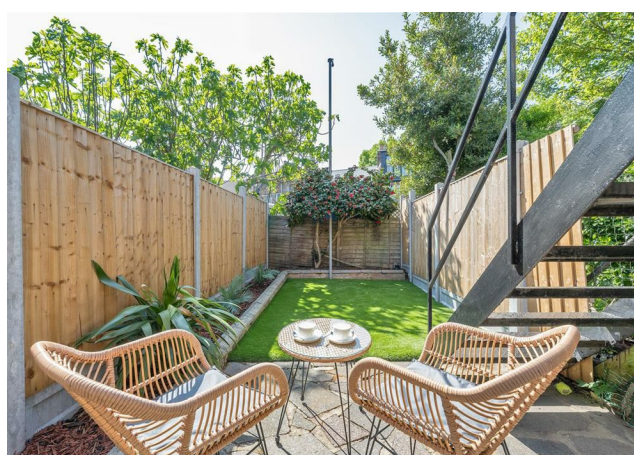
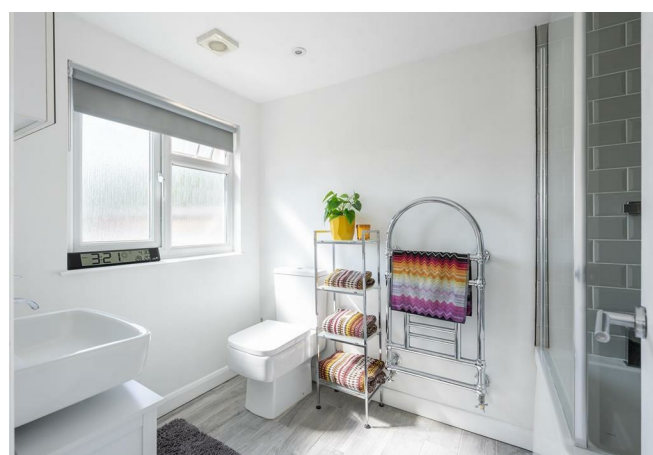
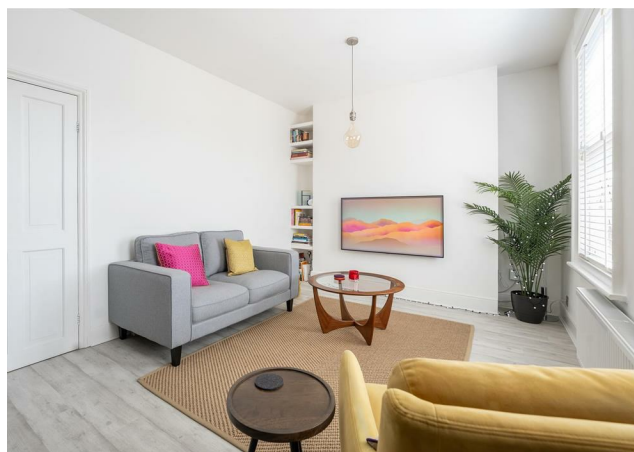
A sleek, designer three bedroom, two bathroom iconic Ex Warner Maisonette, arranged across two floors with all the sought after hallmarks of this signature design, from dedicated front door to private rear garden. All just moments from Walthamstow Central.

The charming loft conversion adds an expansive, skylit principal suite, while downstairs you have external, wrought iron steps leading down to your garden.



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IF YOU LIVED HERE...

Climb the stairs to find your open plan lounge and kitchen to the rear, totaling over 190 square feet. Twin sash windows offer a wealth of natural light and smoky grey hardwood flows underfoot. Your kitchen is artfully zoned to one side, with soft grey extra tall cabinets, a smooth and seamless matching backsplash warm-toned metro tiling and dark, contrasting countertops. A wall mounted, floating flatscreen TV sits opposite, along with discrete open shelving and storage.

Bedrooms two and three, softly carpeted, make up the first floor sleeping arrangements, while your family bathroom features large format slate grey tilework and dedicated shower cubicle. Upstairs, you have an impressive skylit principal suite, air conditioned and dual aspect, with views of the garden and featuring an adjacent en suite bathroom, stately in pale grey metro tilework with a shower over the L-shaped tub.

Outside and you're especially well connected, with the comprehensive transport links of Walthamstow Central just half a mile on foot. From here you can get directly to Oxford Circus in around twenty minutes. If you just want a quick sprint to the City, St James Street overground is around five minutes on foot and will whisk you to Liverpool Street in eighteen, for a swift door to door City commute.

WHAT ELSE?

- For your new local may we recommend a personal favorite? The Chequers is a real 'Stow institution with delicious food a great range of real ales, cosy fires and a lovely beer garden. All less than half a mile on foot.
- Those wrought iron stairs let you descend to your secluded rear garden, a Warner trademark. It's a twenty five foot blend of patio and lawn, bordered by fencing and planters. A Camelia Japonica blooms with vibrant red flowers throughout spring and summer.
- You can be exploring the peaceful streets of Walthamstow Village in less than twenty minutes, home to some of the finest wining and dining establishments for miles around.



A WORD FROM THE OWNER.....

"This home has been the most peaceful and tranquil place I've ever lived in London. Tucked away on a quiet one-way side street, there's hardly any traffic – just calm, everyday stillness. The flat is incredibly spacious - it feels more like a house. The loft conversion features a huge master bedroom with en-suite, easily accommodating a king-size bed with room to spare. Since moving in, the property has been completely renovated. Some of my favourite upgrades include the sleek, modern kitchen, the bright and airy living space, and the stylish grey wood flooring and carpets throughout. The private garden is a rare gem in London. It's low-maintenance, gets beautiful sunlight and is perfect for relaxing on warm Summer days. It's hard to say goodbye to this lovely home and to Walthamstow, but I'm excited for the next chapter as I relocate with my partner. I truly hope you'll find as much happiness here as I have."

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