



Reception Room  
15'1" x 12'6"

Bedroom  
9'3" x 10'3"

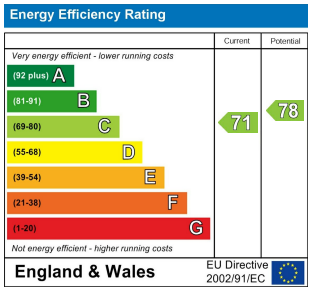
Kitchen  
6'8" x 10'7"

Bathroom  
6'11" x 7'3"

Bedroom  
9'11" x 14'9"

Ensuite

Garden  
39'4"



## CARR ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- Ex Warner
- First Floor
- Beautifully Presented
- Lloyd Park Location
- Split Level
- Property Includes Freehold

Bright, beautifully imagined and full of character, this two-bedroom Warner conversion perfectly showcases why these iconic homes remain so sought-after. With a smart, well-considered layout, stylish design features, and a west-facing private section of the rear garden, it also benefits from a converted loft complete with a stunning ensuite bathroom.

The glorious grounds of Lloyd Park are mere metres away, while Walthamstow Central station is around 20 minute walk, where you can nip directly to the West End or City via the Victoria line or Weaver Overground. Look out for some top class amenities on the way to the station - Hoe Street is a haven for foodies.

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

Striking the perfect balance between period charm and contemporary convenience, this split-level apartment has been thoughtfully updated—including a loft conversion—making it an even rarer find than your typical iconic ex-Warner home. Spanning 775 square feet, there's plenty of space to spread out, while the clever layout allows for distinct zones to suit every part of your day-to-day life. The neutral palette and contemporary finishes sit effortlessly alongside vintage details like the feature fireplace and ornate beading in the generous reception room, which is bathed in natural light thanks to its large windows. The first-floor bedroom is equally inviting, with soft carpeting and another striking fireplace surround. In the well-appointed kitchen, you'll find timber worktops, brass fittings, a butler sink, integrated appliances, and stylish cabinetry. The adjacent bathroom continues the theme of understated elegance, featuring vintage-style fittings, statement tiling, and built-in storage. Upstairs, the newly converted loft by Bespoke Lofts is a true sanctuary. Immaculately finished with wall lights, a column radiator, and expansive views, it also includes a sleek ensuite with a shower and gorgeous terracotta floor tiles. With additional eaves storage, the extra floor of living space is as practical as it is beautiful. With the added benefit of 7 years remaining on the warranty for complete peace of mind. Outside, you'll have your own private, west-facing section of the large rear garden. And when you're in the mood for even more fresh air, you're just a short hop from

Lloyd Park, home to a skate park, playground, tennis courts, bowls club, dog park, cafés, and the William Morris Gallery—formerly the home of the founder of the Arts and Crafts Movement. Beyond, the Hoe Street area is thriving with a creative energy that continuously draws visitors. Fancy a bite to eat? Choose between Time Out regulars Sodo, YardSale Pizza, Shri Lakshmi, as well as many more. If exercise is on the agenda as well as food, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden and modern leisure centre the Feel Good Centre. As for entertainment, the 950-seat Soho Theatre Walthamstow is now fully opened after much anticipation, while the wonderfully eclectic Trades Hall is a favoured spot for renowned comedians to perform warm-up sets.

#### 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 are strolling distance. - If you want a change of scene from the park, head to Fellowship Square which has a fantastic event calendar organised by the local authority, including a pop up cinema lounge. - Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the multiscreen Forest Cinema.



#### 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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