

Garden
59'0"

Reception Room
11'8" x 11'8"

Bathroom

Kitchen
11'2" x 8'3"

Bedroom
10'9" x 10'5"

Bedroom
10'9" x 10'4"



BRETTEHAM ROAD, WALTHAMSTOW
Offers In Excess Of £499,995 Leasehold
2 Bed Maisonette

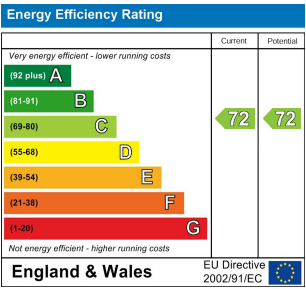


Features:

- Two Bedrooms
- Ground Floor Ex Warner Maisonette
- Beautifully Presented
- Shared Rear Garden
- Stripped Wooden Floors
- Own Front Door
- Moments From Lloyd Park

Set just moments from E17's beloved Lloyd Park, this two-bedroom ground floor ex-Warner maisonette blends classic charm with a smart, practical layout. Highlights include the bright reception, stylish kitchen, sole-use front door and lovely shared rear garden.

Walthamstow Central is within walking distance, providing fast access to central London. But with an array of local cafés, shops, and green spaces nearby, you'll find plenty to love right on your doorstep.



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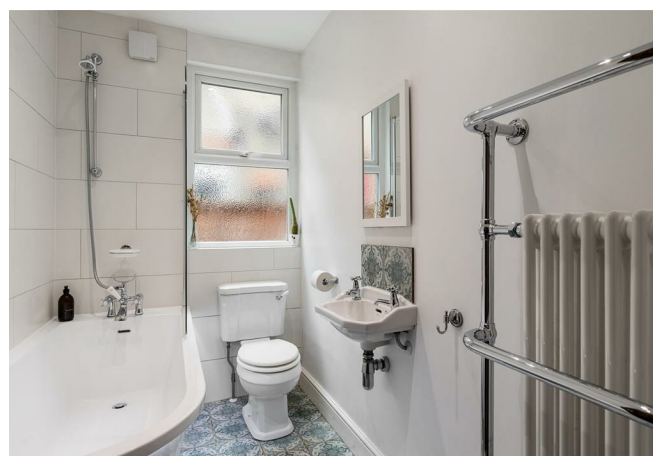
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IF YOU LIVED HERE...

Design enthusiasts will appreciate the heritage of this home—part of the iconic Warner estate, a visionary project by Walthamstow's first mayor. These properties remain highly sought-after for good reason, known for their distinctive brickwork, arched porches, and enduring architectural charm that has stood the test of time.

Inside, your front reception room has been beautifully designed, with stripped timber floorboards underfoot and a stunning original fireplace, all bathed in light from the generously-sized windows. Both bedrooms are solid doubles with more of those lovely features - and either can be used as a second reception or home office if preferred.

The kitchen is sizeable with considered fittings, such as the integrated oven and sleek butler sink. This theme is continued in the bathroom, where you'll find a gorgeous blend of period charm and modern convenience.

Outside at the rear, you'll find your a lovingly landscaped shared garden, perfect for relaxing while surrounded by leafy foliage. And of course you're

only a hop and a skip from Lloyd Park, where you'll also find more greenery, as well as a skate park, playground, tennis courts, bowls club, dog park, cafes and the William Morris Gallery. Head towards the Bell junction and Hoe St beyond, and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler & Co, the award-winning Sodo and the much-loved Ye Olde Rose & Crown pub.

As well as giving you access to the station with its handy Victoria and Weaver Overground line connection, Walthamstow Central is where you'll find the Centre17 mall, the buzzing High Street (Europe's longest) and the multiscreen Forest Cinema. There's not much you can't find there!

WHAT ELSE?

- The exciting new Soho Theatre Walthamstow is finally open after much anticipation - and it's only 16 mins from your home.
- For your new local you couldn't ask for better than The Dog & Duck, a friendly pub - six min from your front door.
- Walk 14 mins to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.



A WORD FROM THE OWNERS...

"Since buying this flat in 2019 we have fully refurbished it, aiming to bring it's original features such as the beautiful wooden floors and fireplaces, back to life. We love spending time in the garden, growing vegetables and having BBQs in the sun. Ideally located on a quiet road, directly opposite Lloyd Park, the property has the added benefit of being 5 minutes walking distance from a post office, library, pub, gym and various shops. Tube and overground access is a 15 walk away, giving great connections to wider London."

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