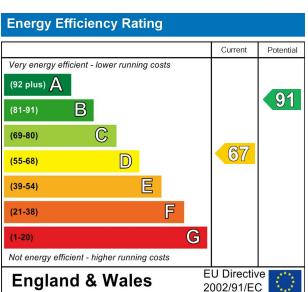




Reception  
12'8" x 10'9"  
  
Kitchen  
7'11" x 7'11"  
  
Bathroom  
8'1" x 7'11"  
  
Bedroom  
10'9" x 10'5"  
  
Bedroom  
11'3" x 11'0"  
  
Garden  
36'1"

Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- Ground Floor Ex Warner
- Beautifully Presented
- Private Section of Rear Garden
- Chain Free
- Lloyd Park Location

Welcome to this bright, two-bedroom ground-floor apartment in a handsome red brick ex-Warner property packed with loads of potential. Offered chain-free for those keen to move quickly and a long lease for peace of mind, you're just moments from popular Lloyd Park and all its amenities, with Hoe Street a short stroll away. Walthamstow Central offers great connectivity with the Victoria Line on the underground, as well as overground and national rail lines - Oxford Circus (20 mins) and Liverpool Street (15 mins).

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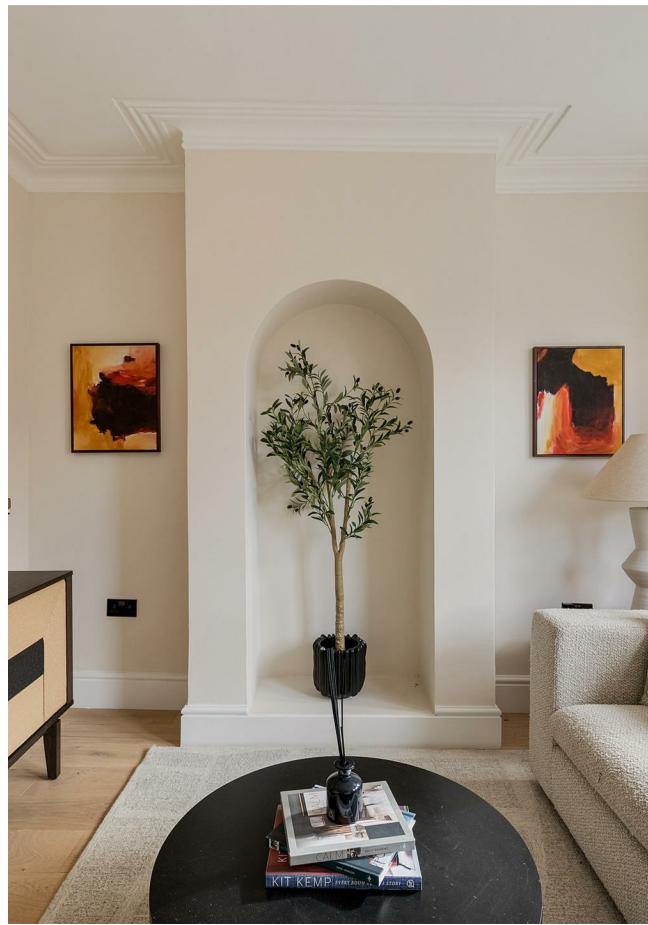
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#### IF YOU LIVED YOU HERE...

Warner properties are a distinctive part of East London's heritage and are highly sought after for their unique blend of charm, practicality, and historical significance. Built with quality craftsmanship, they feature spacious layouts and solid construction that have stood the test of time.

The front reception room is bright and inviting, bathed in natural light from a generous bay window framing leafy street views. Original coving has been carefully maintained, while warm wooden flooring and neutral walls create a serene backdrop, ready for your personal touch. The chimney breast has been transformed into a striking decorative arched alcove and the soft downlighting is perfect for cosy evenings.

The principal bedroom continues the neutral decor with a large window overlooking the side return ensuring plenty of natural light. The second bedroom, also a well-proportioned double, features dual windows and direct views of the garden meaning always waking up to a view of nature regardless of where you sleep.

The galley kitchen is a neat, modern space, with wooden cabinetry in a country style, cream tiling, and granite effect countertops providing ample preparation space. The private outside space is accessed through a glazed door that helps flood the room

with light.

Unusually spacious, the bathroom features both a corner jacuzzi bath and a separate shower as well as handy extra space for storage.

Accessed from the kitchen, the garden is a generous shared area full of possibilities. Extending to 23ft, Secure and private, there is plenty of opportunity to make your mark and create a perfect outdoor haven.

#### WHAT ELSE?

Located in one of the most desirable areas, this home runs parallel to Lloyd Park. Whether it's a game on the tennis 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 so you'll soon have a favourite. The famous Blackhorse Lane Beer Mile is on your doorstep, home to popular craft breweries like Signature Brew and Wild Card Brewery, perfect for weekend socialising.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISTANT MANAGER

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