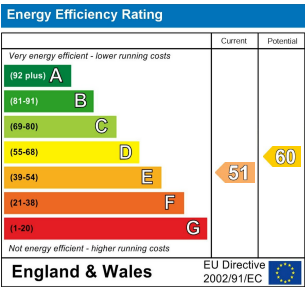




Total Area: 70.9 m² ... 764 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- First Floor Warner Flat
- Split Level
- Two Bedrooms
- No Chain
- Close To Lloyd Park
- Shared Rear Garden

Set across the first floor of a classic Warner building, this split-level home presents a rare opportunity with no onward chain. Inside, two well-proportioned bedrooms sit alongside generous living areas, offering both comfort and versatility. Beyond its walls, a shared rear garden brings welcome outdoor space, providing a peaceful spot to unwind or enjoy greenery close by. The location places you within easy reach of the much-loved Lloyd Park, celebrated for its open lawns, weekly market and the William Morris Gallery. Altogether, it is a beautiful setting, ready to be shaped to your own style.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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IF YOU LIVED HERE...

This handsome Victorian terrace immediately draws the eye with its red brick façade, elegant bay windows and decorative stone detailing, all brought together by an arched entranceway that lends a timeless sense of arrival. Stepping inside, you ascend to the first floor where your home begins. The reception room sets a welcoming tone, its fireplace providing a striking focal point against the richness of polished wood flooring. Daylight pours through the bay and an additional side window, both fitted with shutters, framing leafy views and filling the room with brightness. High ceilings, delicate coving and a ceiling rose highlight the property's period character. A bedroom sits alongside, calm and versatile with muted tones, carpet underfoot and a shuttered window drawing in sunlight. The kitchen pairs pale cabinetry with natural wood flooring, while a tiled hearth and original surround bring a note of heritage charm. From here, a small landing provides a storage cupboard and leads to the bathroom, where terrazzo flooring, brass accents and two windows create a fresh, inviting atmosphere. The same landing also connects to stairs that descend to the shared garden, a spacious outdoor space framed by mature greenery, colourful planting and a natural lawn. A window brightens the stairwell on the way to the loft, where a spacious bedroom awaits. Twin skylights and a wide rear window create a naturally uplifting setting, complemented by geometric panelling for added interest. The adjoining en-suite

stands out with vibrant blue tiling and a skylight above, completing this charming upper level. In the neighbourhood, you'll find a lively and creative community with green spaces, culture and independent gems on the doorstep. Only five minutes away, Lloyd Park is a highlight, with its landscaped grounds, tennis courts and weekend market, plus the William Morris Gallery and two welcoming cafés. For coffee and brunch, Buhler and Co is a favourite, while The Italian Bakery tempts with fresh breads and pastries. The Bell offers a classic pub setting, while Big Penny Social, part of the vibrant Walthamstow Beer Mile, brings a more expansive atmosphere. Local life also extends to leisure at the Waltham Forest Feel Good Centre and performances at Soho Theatre Walthamstow.

WHAT ELSE?

Getting around is straightforward, with Walthamstow Central around a 20-minute walk, offering Underground connections on the Victoria Line that take you directly to Oxford Circus and King's Cross, as well as Overground trains to Liverpool Street. Blackhorse Road is also within easy reach, around 15 minutes by bus, giving another quick link to the Victoria Line. The area is also well served by numerous bus routes, connecting into nearby neighbourhoods such as Leyton, Hackney and Stratford.



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 ASSISANT BRANCH MANAGER

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