

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)
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.
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Hallway
21'3" x 5'6"

Reception Room
10'9" x 10'5"

Bedroom
10'9" x 10'5"

Kitchen
8'10" x 7'10"

Bathroom
8'10" x 7'6"

Bedroom
11'9" x 11'1"



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment

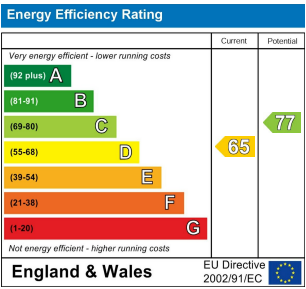
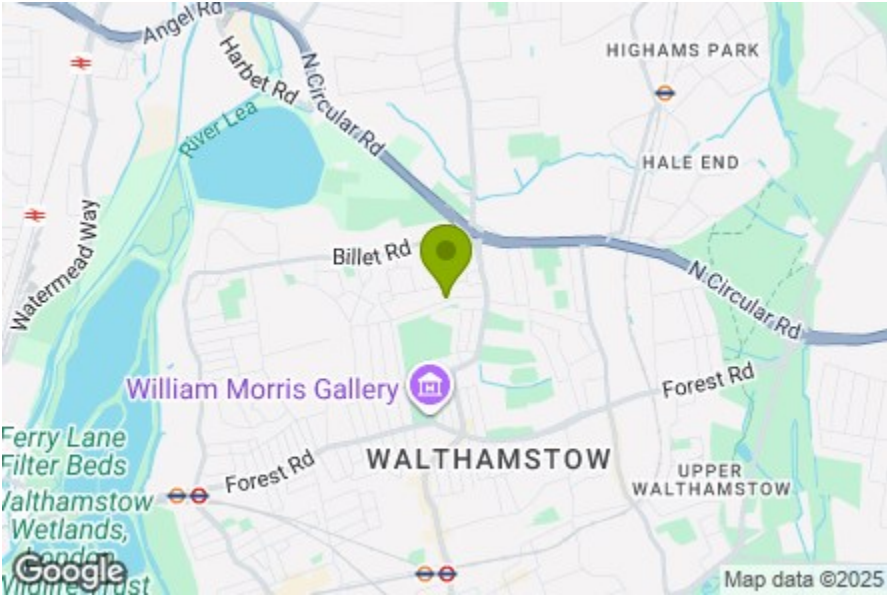


Features:

- Two Double Bedrooms
- Ground Floor Ex-Warner
- Private Garden
- Lloyd Park Location
- Period Features Throughout
- Well Presented
- Available Now/January

An immaculately finished and tranquil two bedroom ground floor apartment in our signature Warner style. With period flourishes and contemporary touches throughout, you have a private front garden and a charming section of shared rear garden. It's all located around the corner from Lloyd Park.

Want to get back to nature? Jump on one of the five buses that take you to Epping Forest from your very street. Here you'll also find the tranquil blue waters of Hollow Ponds, made famous by local boy Damon Albarn. Buy a cup of coffee and a sandwich, then hire a row boat to explore the pond with ducks, swans, moorhens and geese wagging enthusiastically around you.



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IF YOU LIVED HERE.....

You'll be revelling in your calming and inventively designed white and grey surroundings with beautifully restored white original floorboards underfoot and new windows and doors throughout the apartment. Your lounge comes in at over 110 square feet with period ceiling moulding overhead, a vintage hearth with exposed brick centrepiece and twin sash windows dressed in classic plantation shutters to the fore of pleasant, leafy views.

Through to the kitchen and you're welcomed by solid timber worktops, on-trend open shelving and access to your shared twenty three foot garden – a welcoming mix of patio area, lawn, a bench and thriving greenery. Back inside and you'll find another twin set of sash windows with plantation shutters in the serene 130 square foot master bedroom, while to the rear is bedroom number two – another generous double – similarly styled and blessed with a whitewashed brick hearth and garden view.

Outside, and one of our borough's true crown jewels, Lloyd Park is

just a few minutes walk, its open green spaces and landscaped gardens ideal for reaching your Fitbit goals. The park's home to cafes, courts and all manner of sports clubs. Fitness fans also have the Waltham Forest Feel Good Centre, with pools, sports hall, climbing wall, gym and health suite, just a half mile away on foot.

WHAT ELSE?

- You have twenty one primary/secondary schools within a one mile radius, all rated 'Good' or better by Ofsted.
- For your new local you have a choice between nearby stylish gastropub The Dog & Duck or friendly, traditional The Warrant Officer (the 158 bus will whisk you there in fifteen minutes).



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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