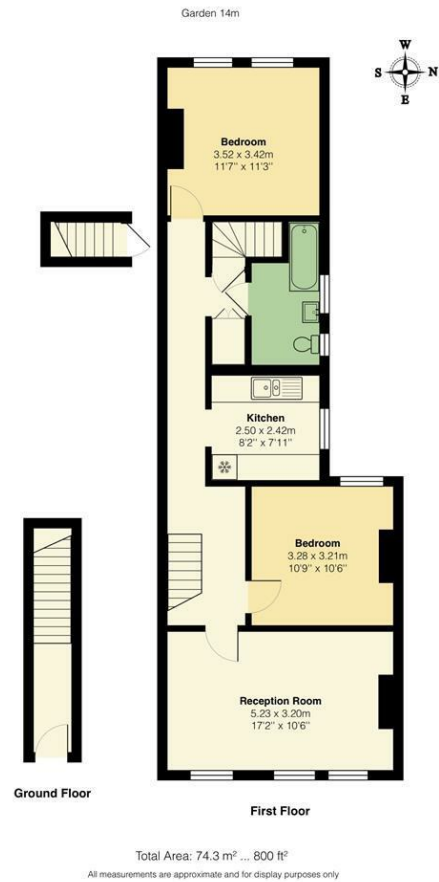




Garden
45'11"

Reception Room
17'1" x 10'5"

Bedroom
10'9" x 10'6"

Kitchen
8'2" x 7'11"

Bathroom

Bedroom
11'6" x 11'2"



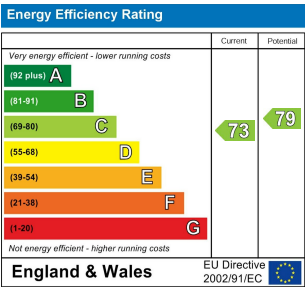
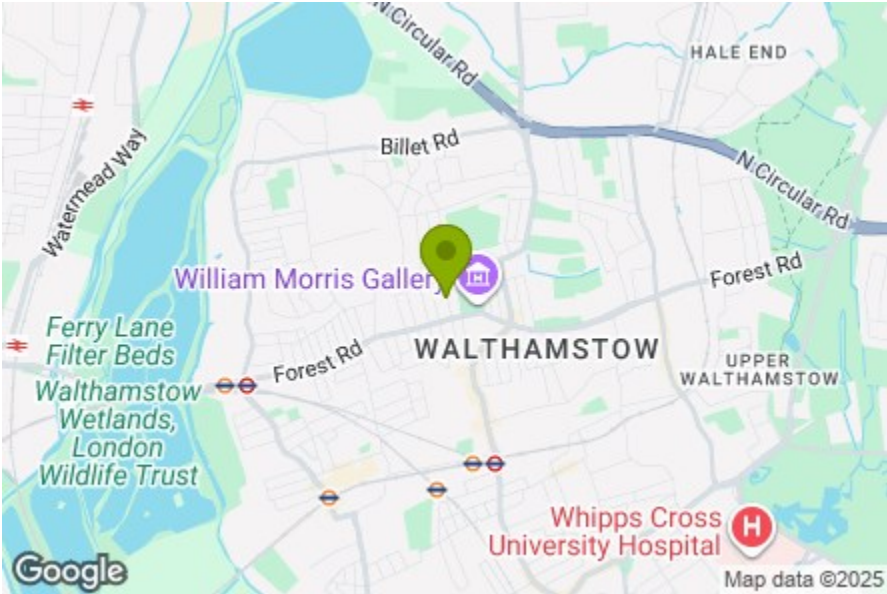
BADLIS ROAD, WALTHAMSTOW
Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedrooms
- First Floor
- Ex Warner Maisonette
- 800 sq.ft
- Lloyd Park Location
- Long Lease
- West Facing 45 Foot Garden

Occupying the upper floor of a handsome Ex-Warner building, this spacious maisonette offers two double bedrooms and over 800 square feet of thoughtfully arranged living space. High ceilings and large windows enhance the sense of space, creating bright, airy interiors that feel instantly welcoming. Perfectly positioned close to Lloyd Park, it combines generous proportions with the charm of classic design and the convenience of a long lease. The west-facing garden, extending around 45 feet, provides a wonderful private outdoor escape, ideal for evening sunshine, weekend gatherings or simply enjoying a quiet moment surrounded by greenery.



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IF YOU LIVED HERE...

This beautiful period home presents a handsome red brick façade, framed by an elegant arched doorway and tall sash-style windows that hint at the character within. A neat pathway leads to the private entrance, its traditional façade offering an immediate sense of warmth and welcome. Inside, the hallway feels bright and open, with soft daylight filtering through to highlight its traditional balustrade and gentle two-tone finish. The generous reception room is beautifully illuminated by three large windows, its graceful proportions enhanced by a statement fireplace flanked with bespoke cabinetry. Wooden flooring and a soothing palette lend a refined yet inviting feel, equally suited to peaceful evenings and casual get-togethers. The kitchen continues the sense of calm, combining soft, neutral cabinetry with glossy tiled splashbacks and ample workspace to create a practical and stylish environment. The bathroom is finished in the same considered style, featuring marble-effect tiling, patterned floors and a bath with overhead rain shower beneath twin windows, bringing a gentle, spa-like quality to the room. Both bedrooms are peaceful and friendly, the rear enjoying twin garden-facing windows that fill the room with natural light. From the hallway, stairs lead down to a private garden, an appealing mix of lawn and paving bordered by timber fencing and leafy greenery, ideal for creating a calm retreat or space to

entertain.

Set within one of Walthamstow's most vibrant pockets, the home enjoys a lively yet relaxed community atmosphere with green spaces and independent spots close by. A short stroll brings you to Lloyd Park, where open lawns, tennis courts and the William Morris Gallery create a cultural and recreational hub. Two cafés and a weekend market add to its charm, perfect for leisurely mornings. Nearby, Buhler and Co serves excellent brunches in a bright, easy-going setting, while The Italian Bakery tempts with fresh pastries and coffee. Evenings can be spent at The Bell, a much-loved local pub, or the acclaimed Soho Theatre, bringing a touch of the West End to this creative corner of East London.

WHAT ELSE?

Walthamstow Central Station is within easy reach, offering quick access to both the Victoria line and Overground services for straightforward journeys into central London and beyond. The station is also surrounded by a vibrant mix of shops, cafés and eateries, making it a convenient local hub. For day-to-day travel, a wide choice of bus routes connects the area to neighbouring parts of East and North London.



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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