

Reception Room  
10'6" x 13'1"

Kitchen / Diner  
11'6" x 12'0"

Bathroom  
8'1" x 7'10"

Bedroom  
10'6" x 10'5"



## DIANA ROAD, WALTHAMSTOW

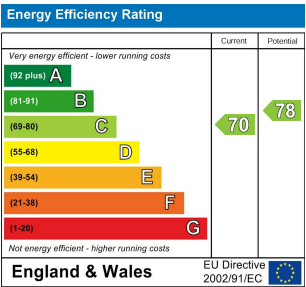
Offers In Excess Of £400,000 Leasehold  
1 Bed Maisonette



### Features:

- One Bedroom
- Ground Floor
- Ex Warner Maisonette
- Section of Rear Garden
- Kitchen Diner
- Lloyd Park Location

This beautifully presented ground floor ex-Warner flat offers a blend of character and comfort in one of Walthamstow's most popular spots. Featuring a spacious kitchen/diner, a light-filled reception room, and a section of the rear garden, it's a home that feels both inviting and well-proportioned. With its own front door and generous one-bedroom layout, the property retains the distinctive charm Warner homes are known for. Tucked away in the vibrant Lloyd Park area, you'll find green spaces, local cafés, and a strong sense of community right on your doorstep.



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#### IF YOU LIVED HERE...

Set on a quiet, tree-lined street, this attractive Victorian terrace combines classic charm with a welcoming feel. The handsome brick façade, arched doorways, and period detailing give the property strong kerb appeal within a row of similarly well-kept homes. Inside, the home opens into a central hallway that creates a natural flow between rooms. There's a useful area beneath the stairs with great potential for bespoke storage—perfect for keeping everyday clutter neatly out of sight.

To the front, the reception room is full of character and light. A wide bay window looks out to the street, filling the space with natural light and highlighting the neutral décor and warm laminate floors. A decorative fireplace offers a lovely focal point, and there's plenty of space to furnish the room to suit both relaxing and entertaining. The bedroom, positioned just behind, is a peaceful and well-balanced space. It comfortably accommodates a double bed and essential furnishings, while a large window and continued laminate flooring lend a restful, cohesive feel.

The bathroom sits at the heart of the layout and features smart white tiling, patterned flooring, and a full-sized bath with overhead shower. A built-in cupboard provides useful storage for towels and toiletries, keeping the space neat and clutter-free. It's both practical and easy to maintain. At the rear, the kitchen/diner is a sociable hub with garden views and direct access to the outdoors—ideal for daily living and

entertaining alike.

Outside, the shared garden is a true sanctuary. Well established and full of greenery, it offers a mix of lawn, mature planting, and raised beds for growing your own. Several seating areas are tucked between trees and borders, perfect for catching the sun or relaxing in the shade.

The area offers a great balance of green spaces, creative energy, and community spirit. Lloyd Park is just around the corner—a much-loved local spot with open lawns, gardens, and a café. A little further afield, Walthamstow Wetlands provides an escape into nature with wide paths, reservoirs, and wildlife-rich scenery. The neighbourhood is also known for its vibrant cultural scene, with places like God's Own Junkyard adding a splash of neon and Big Penny Social offering craft beers, events, and food in a lively, welcoming setting. Whether you're after quiet walks, a place to meet friends, or something a little offbeat, it's all within easy reach.

#### WHAT ELSE?

Walthamstow Central Station is within easy reach, offering excellent transport links via the Victoria Line and Overground, making travel into central London fast and straightforward. In addition to the tube and train services, the area is well served by a wide range of bus routes, providing convenient connections across the borough and beyond. Whether you're commuting, heading into town, or exploring locally, getting around is simple and efficient.



#### A WORD FROM THE OWNER...

"I have lived in Walthamstow for many years and have watched it become the bustling, enjoyable place it is today. The mile long market and Walthamstow village, which has many quaint coffee shops and eating establishments. In addition, the William Morris Gallery has free exhibitions and on the green, there is a weekly Saturday market selling street food, where families gather for a burger. There is a real community feel. The cinema and theatre are a short walk away. Conveniently we have the Victoria Line underground running towards Central London and the overhead running towards Liverpool Street. My Warner flat has been a lovely place to call home, and my neighbours have been very friendly . I have many happy memories."

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