

Floor Plan



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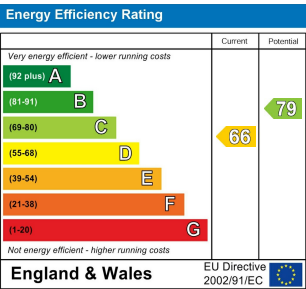
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£500,000

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40 Brighton Avenue,  
London, E17 7NE

Bricks Estate Agents proudly presents an exquisite two-bedroom maisonette nestled in the vibrant heart of Walthamstow, located at Brighton Avenue, E17. This stunning ground floor garden apartment is a true gem, meticulously designed to blend modern aesthetics with timeless charm, making it the perfect retreat for those seeking elegance and comfort.

Step inside to be greeted by an inviting hallway that leads to a bright and airy reception area. Adorned with plush white and soft baby green walls, the space is complemented by beautifully engineered wooden flooring that adds warmth and sophistication. A magnificent floor-to-ceiling window floods the room with natural light while offering picturesque views of your private garden.

# 40 Brighton Avenue, London, E17 7NE

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- \*Guide Price £500,000 - £525,000\*
- Two Bedroom Maisonette With Private Garden
- Ample Amounts Of Storage
- Large Windows Oozing With Natural Light
- Sophisticated Kitchen Breakfast Room
- \*\*Watch Our Video Walkthrough\*\*
- Picturesque Private 40ft Tranquil Garden
- Two Large Bedrooms With Character Filled Elements
- Japanese Plunge Pool Bath With Mosaic Style Bathroom
- Fantastic Transport Links Just A Short Walk Away From Town & The Station

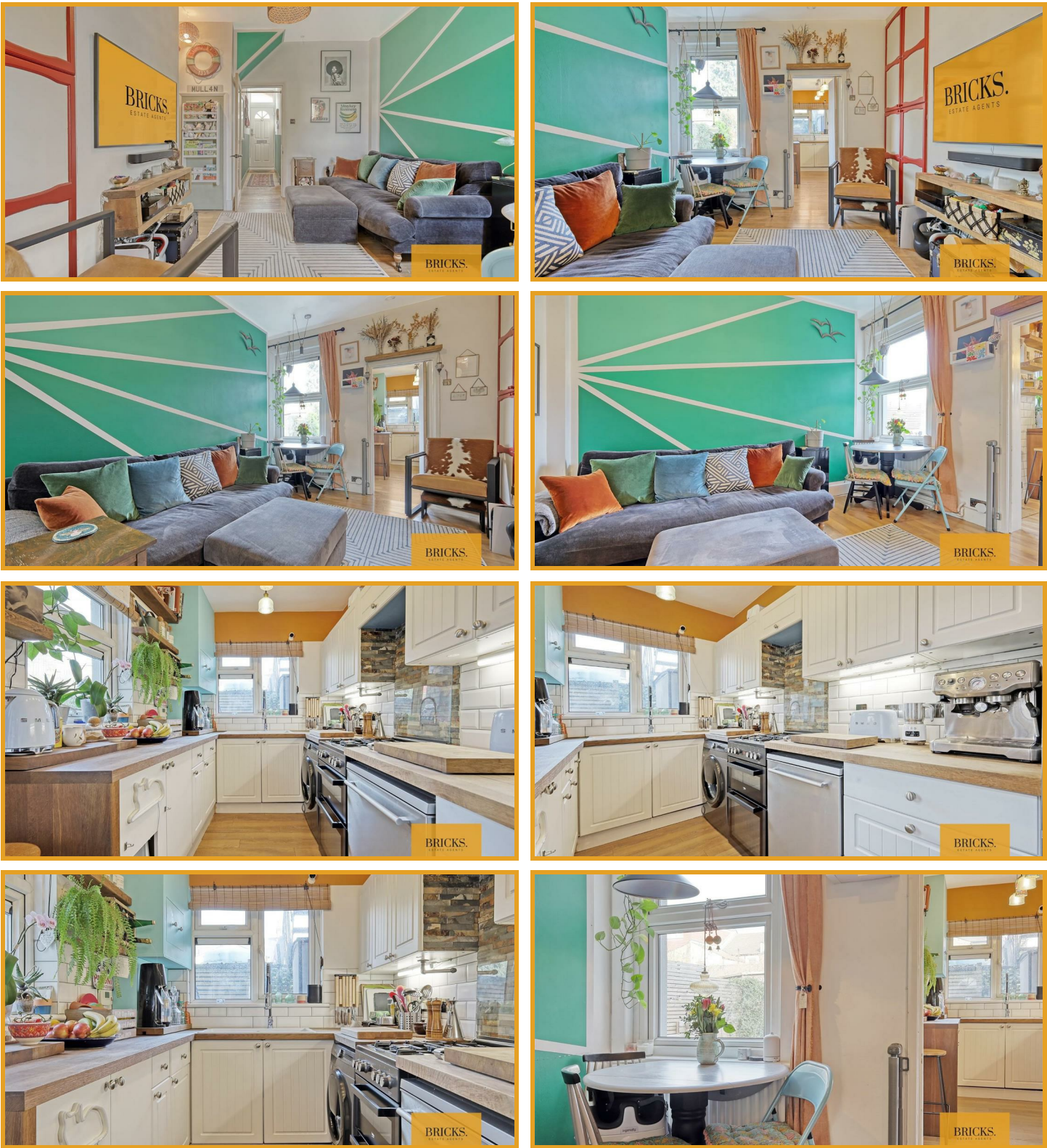
Living Room  
12'2" x 11'1" (3.73 x 3.38)

Kitchen / Breakfast Room  
12'0" x 6'11" (3.68 x 2.13)

Bedroom One  
9'9" x 12'9" (2.99 x 3.91)

2.92 X 2.36

Garden  
41'6" x 18'11" (12.66 x 5.79)



Directions

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