

# Settle.



Brettenham Road

, London, E17 5AY

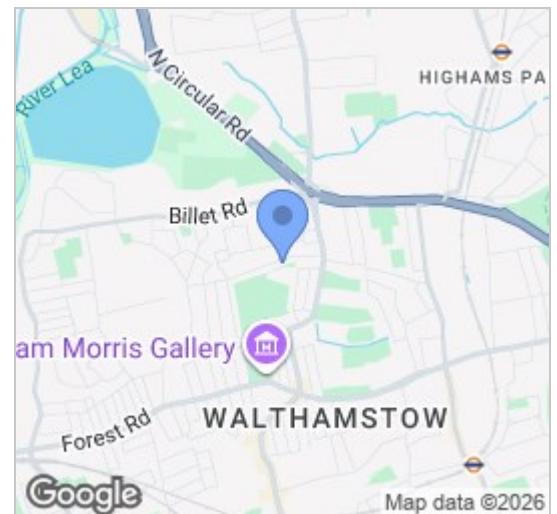
Offers in excess of £475,000



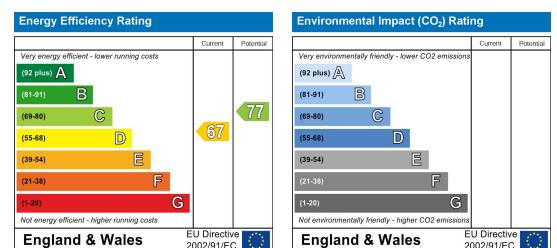
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Warner Flat
- Private Front Entrance
- Well Maintained Shared Garden
- Walthamstow Central: 1.2 Miles
- Long Lease
- Ground Floor Flat
- No Onward Chain
- Lloyd Park Location
- Stripped Wooden Floors
- 67 Sq M - 717 Sq Ft



A classic two bedroom, ground floor Warner Flat backing on to Lloyd Park.

Set on a popular Warner Street right next to Lloyd park, this spacious ground floor flat comes with its own private entrance and plenty of character throughout. The bay-fronted living room is filled with natural light, stripped wooden floors and a cast iron fireplace, while both double bedrooms also benefit from original wooden floors, beautiful sash windows and their own fireplaces. The modern galley style fitted kitchen offers good storage and integrated appliances whilst the bathroom is well finished with both a bath and separate shower. To the rear is a well-kept, low-maintenance shared garden with a much sought after south facing aspect backing on to Lloyd Park. This wonderful home is also offered with no onward chain and would be perfect for first time buyers.



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