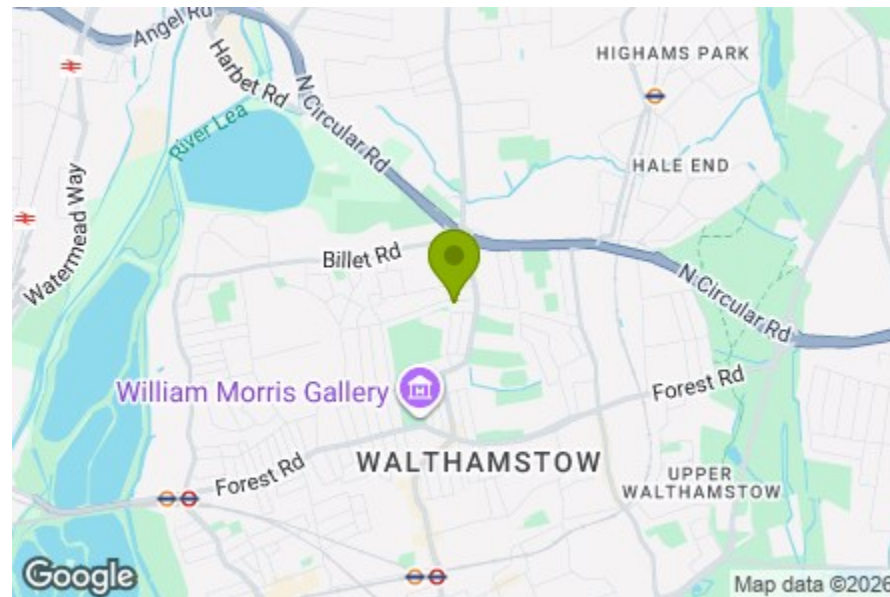


Total Area: 74.7 m² ... 804 ft²
All measurements are approximate and for display purposes only

- Reception Room
17'2" x 10'4"
- Kitchen
8'1" x 7'10"
- Bedroom
11'6" x 11'2"
- Bedroom
10'10" x 10'6"
- Bathroom
5'2" x 8'5"
- Shared Garden



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



BRETTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Share Of Rear Garden
- Stripped Floorboards
- Shaker Style Kitchen
- Lloyd Park Location

Set in the ever popular Lloyd Park neighbourhood, this beautifully presented two bedroom ex Warner maisonette has a lovely sense of balance and calm throughout. Positioned on the first floor, with a share of the rear garden, it pairs classic character with thoughtful updates, creating a home that feels both warm and easy to settle into.

REQUEST A VIEWING
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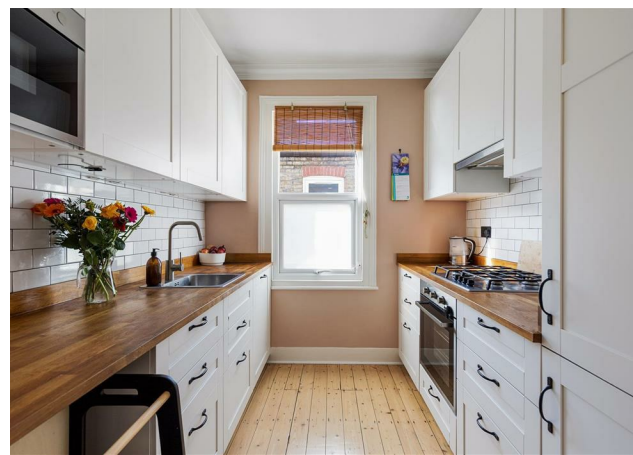
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IF YOU LIVED HERE...

You'd step in through your own front door and head upstairs into a bright, carefully kept home with a soft, considered palette and a relaxed, welcoming feel. There's a lovely flow from room to room, with generous proportions that are typical of these much loved Warner homes. The reception room is full of natural light, with space to stretch out and unwind, while the two bedrooms feel peaceful and well finished. Original floorboards remain in the kitchen and rear bedroom, adding a touch of character.

The shaker style kitchen has a timeless look, with wood worktops, classic cabinetry and plenty of natural daylight. Elsewhere, the bathroom is beautifully presented in a

traditional style, with a freestanding tub and smart monochrome flooring adding a little contrast. Outside, the shared rear garden gives you that all important bit of greenery close to home, whether for morning coffee, reading in the sun or a quiet catch up at the end of the day.

WHAT ELSE?

Being in the Lloyd Park area means you're close to one of Walthamstow's most cherished green spaces, with its tennis courts, weekend market, outdoor gym and the William Morris Gallery all close at hand. You're also well placed for local cafes, everyday essentials and good transport links, while still enjoying the leafy, neighbourly feel that makes this part of E17 so well loved.



A WORD FROM THE OWNER...

"This house was the first home we bought together and it has some really special memories. We were drawn to the character, the light, and the feeling that this was more than just another London flat. It has been our first true home as a family, full of memories raising our child here that we'll always carry with us.

Living so close to Lloyd Park has been a real highlight for us. It's become part of our weekly routine, from weekend strolls to time spent at the market, picking up fresh produce and enjoying the atmosphere. It's something we've made the most of in every season.

It's not easy to say goodbye to such a special place, but we hope the next owners will enjoy living here just as much as we have"

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