

Total Area: 63.5 m<sup>2</sup> ... 683 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception  
10'9" x 10'2"

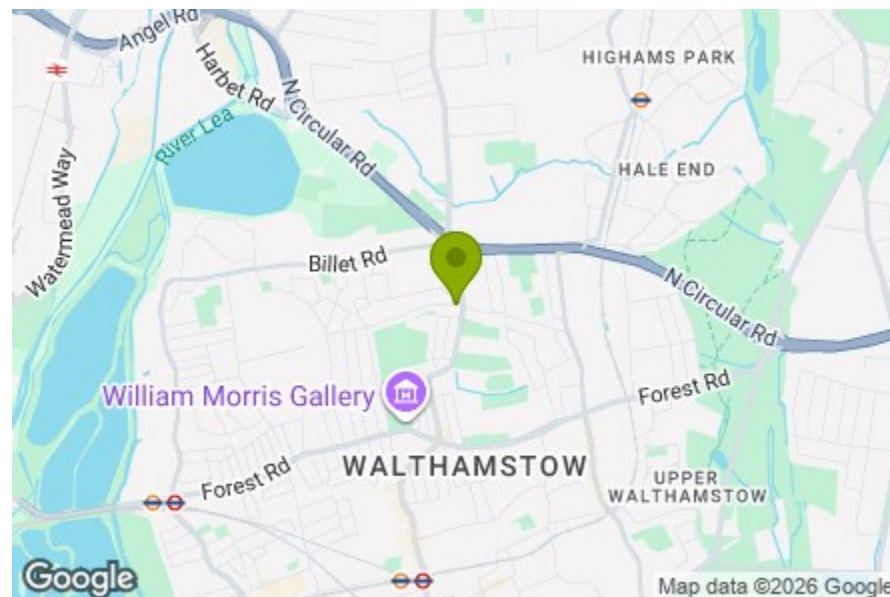
Kitchen  
9'3" x 8'7"

Bedroom  
10'9" x 10'4"

Bedroom  
12'2" x 11'8"

Bathroom  
8'6" x 8'0"

Garden  
36'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		70	78
		EU Directive 2002/91/EC	



## BRETTEHAM ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Freehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Ground Floor
- Well Presented
- Own Section of Shared Garden
- Moments from Lloyd Park

Set on the ground floor and moments from Lloyd Park, this well presented two bedroom apartment offers 683 square feet of thoughtfully arranged living space, along with its own section of a shared garden. Brettenham Road is a lovely spot for enjoying Walthamstow life, with green space, independent cafés, local shops and transport links all within easy reach.

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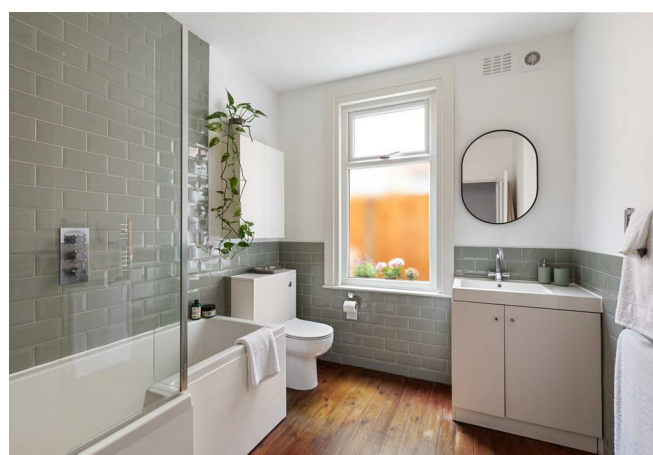
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#### IF YOU LIVE HERE...

Step inside and a long hallway guides you through the apartment, giving the layout a calm sense of flow. At the front, the reception room is bright and welcoming, with twin windows drawing in natural light and a comfortable footprint for relaxing, reading or spending time with friends.

Further along, the second bedroom offers useful flexibility, whether arranged as a bedroom, guest room or work-from-home space. Opposite, the bathroom is generously sized and finished with soft green wall tiling, white fittings, a bath and an overhead shower, creating a clean and contemporary feel.

Towards the rear, the kitchen is neatly arranged with white cabinetry, good storage and space for everyday cooking. Beyond this, the principal bedroom feels nicely tucked away, overlooking the outdoor space at the back of the property. Outside, your own section of the shared garden gives you room for morning coffee, a few pots and planters, or a quiet pause in the warmer months.

#### WHAT ELSE?

- Lloyd Park is moments away, home to the William Morris Gallery, landscaped gardens, tennis courts and a brilliant calendar of community events throughout the year.

- For local favourites, you're within easy reach of Hucks, Deja Brew, The Bell, Crate St James and Mother's Ruin.

- Walthamstow Central offers Victoria line and Overground connections, while nearby bus routes and cycle paths make getting around the neighbourhood simple.



#### WORD FROM THE OWNER...

"We have truly loved living in this home, watching the area flourish into a vibrant hub of culture, food, theatre and community life. It's where we began our journey as a family, raising our three children and creating many happy, lasting memories. The location has been a real highlight—from peaceful walks through Lloyd Park to visiting the beautiful William Morris Gallery, and then continuing on into the village. Everything feels wonderfully connected, with excellent transport links making it easy to get wherever you need to go. There's a fantastic mix of independent shops, delicious food spots, welcoming pubs and genuinely friendly people. The local market has always been a favourite of ours—full of character and perfect for finding something special, whether for the home or for the children. And perhaps most of all, we've been lucky to have truly wonderful neighbours, which has made living here even more special."

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