

Kitchen
8'2" x 8'0"

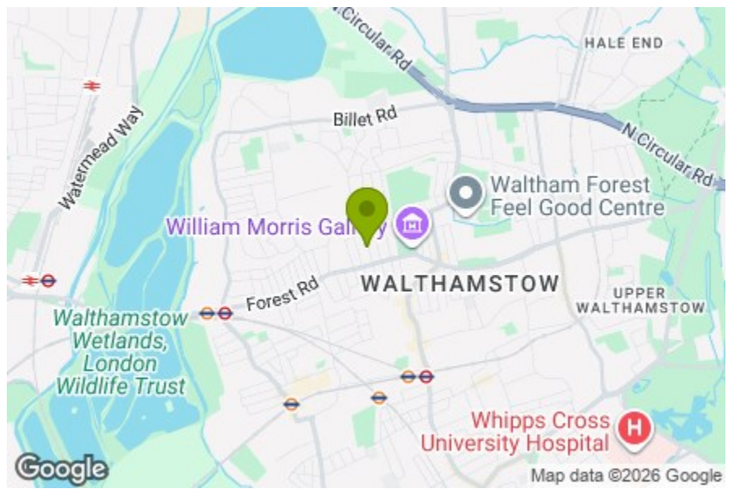
Reception Room
10'8" x 10'5"

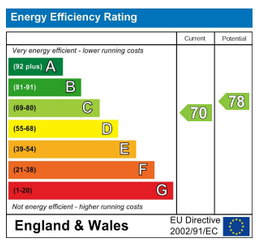
Bedroom
10'8" x 10'5"

Bathroom
8'3" x 7'9"

Bedroom
11'7" x 11'2"

Garden
8'2" x 31'2"





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MERSEY ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Flat

Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Section of Shared Rear Garden
- Lloyd Park Location

This two-bedroom ground floor ex-Warner maisonette puts you in a particularly well-loved pocket of Walthamstow, close to Lloyd Park and within easy reach of the neighbourhood's independent cafés, pubs and everyday essentials. With its own section of the shared rear garden, there's outdoor space to enjoy too.

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IF YOU LIVED HERE...

The reception room sits at the front, with two tall windows bringing in plenty of natural light. The interiors are simple and homely, with timber-effect flooring and a soft, neutral backdrop. Next door, the first bedroom is similarly well proportioned, while the separate kitchen sits further along the hallway. Here, cream cabinetry, timber-effect worktops and tiled flooring create a warm, practical space, with room for a small dining table and a door leading outside.

Continue along the hallway and you'll find the bathroom, fitted with a bath and shower above, followed by useful built-in storage. The second bedroom is positioned quietly at the rear, overlooking the garden through two windows. At around 700 sq ft overall, there's a good sense of space throughout, while the classic Warner layout gives each room its own distinct purpose. Outside, the property has a section of the shared rear garden, with established greenery and plenty of scope to make the space your own.

WHAT ELSE?

- Lloyd Park is close by, giving you a generous stretch of green space on your doorstep, as well as the William Morris Gallery and its café.
- For local food and drink, you've got plenty to explore around this part of Walthamstow, including The Castle, Chocolatine Bakery on Wood Street and the pubs, cafés and restaurants around Walthamstow Village.
- Getting around is straightforward, with Wood Street and Walthamstow Central both within easy reach, connecting you to the Overground, Victoria line and wider London.



WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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