



Hallway
2'10" x 32'5"

Reception Room
17'0" x 11'1"

Bedroom
10'8" x 10'5"

Bedroom
8'2" x 7'8"

Bathroom
7'9" x 8'2"

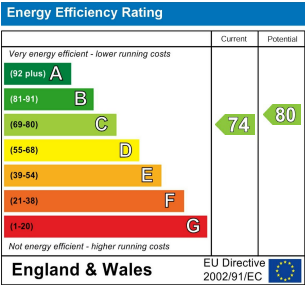
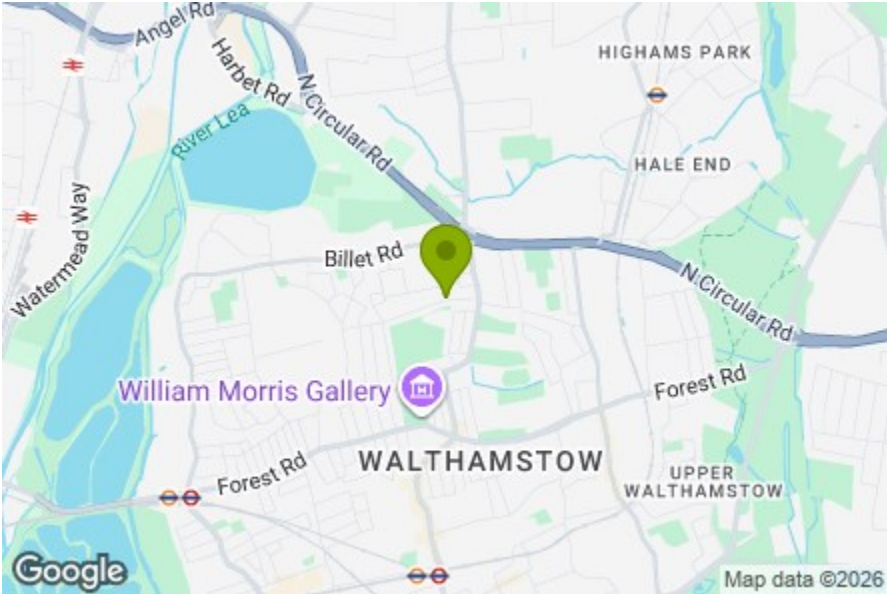
Kitchen
11'6" x 11'2"

Bedroom
16'2" x 12'1"

Ensuite

Outhouse

Patio
8'2" x 8'6"



BRETTHENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold
3 Bed Maisonette



Features:

- Three Bedrooms
- Ex Warner Maisonette
- Loft Converted
- Beautifully Presented
- Lloyd Park Location

A beautifully presented three bedroom Warner maisonette, unfolding over two floors in a sought after Lloyd Park location. With Lloyd Park moments away, and favourites like Buhler & Co, Yard Sale Pizza, The Dog & Duck and Ye Olde Rose & Crown all close by, this is a brilliant pocket of E17 for green space, good food and easy local living.

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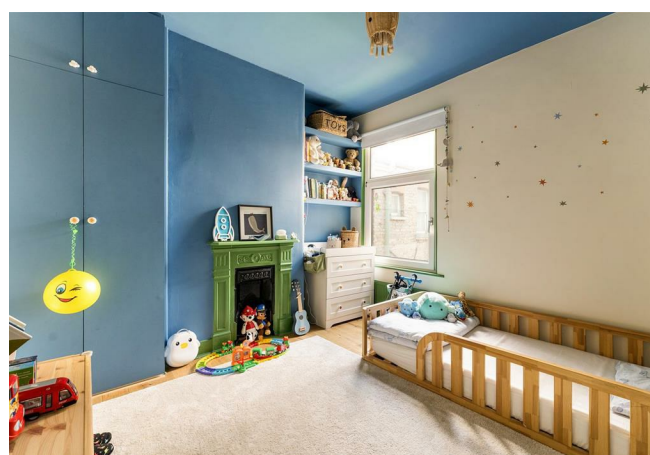
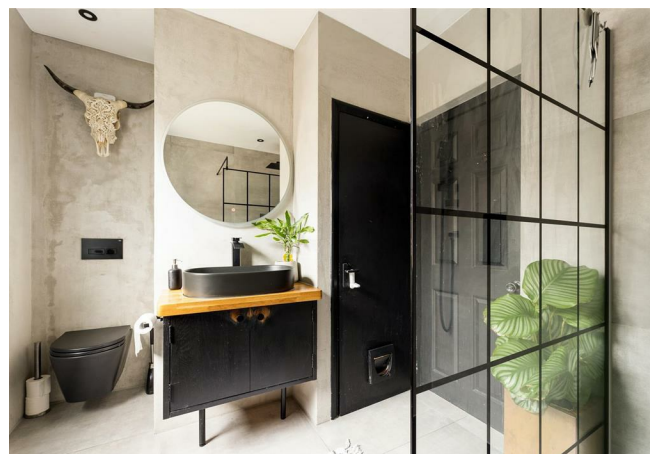
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IF YOU LIVED HERE....

You'd step into a home with warmth, character and a lovely sense of flow. The reception room is bright and inviting, with plenty of natural light pouring in, hardwood flooring underfoot and a fireplace mantelpiece creating a charming focal point. It's a space that feels welcoming from the outset, easy to settle into and just as suited to quiet evenings as it is to hosting.

The kitchen is set separately, with dark green cabinets, an integrated oven and a butler sink bringing both character and practicality to the space. The main bathroom brings a thoughtful touch with terrazzo tiling, adding texture and style to the home's beautifully maintained interiors.

The bedrooms are arranged with flexibility in mind, giving you space for rest, guests, family life or a dedicated home office. Upstairs, the pale green staircase leads to the loft bedroom, a calm and characterful space that makes the most of the conversion, while a separate walk-in shower room brings an extra

layer of convenience to daily life.

Outside, you'll find your lovingly landscaped private section of the rear garden. It's a peaceful spot, but you don't have to travel far to find more nature; you're only a hop and a skip from Lloyd Park, where you'll also find a skate park, playground, tennis courts, bowls club, dog park, cafes and the William Morris Gallery.

WHAT ELSE?

- If getting or staying fit is on the agenda, the Waltham Forest Feel Good Centre is a very short stroll away, with a gym, 400m running track, 25m fitness pool, separate diving pit and teaching pool.

- Soho Theatre Walthamstow is now here, bringing West End-quality comedy, theatre and live performance to your doorstep, just 20 minutes from home.

- Looking for a new local? Try The Dog & Duck, with a great line in sourdough pizzas, just four minutes away.



A WORD FROM THE OWNER...

"Fantastic community vibe, local shops, amenities, perfect outdoor spaces with Lloyd Park just around the corner. So many things to do, especially for young families."

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