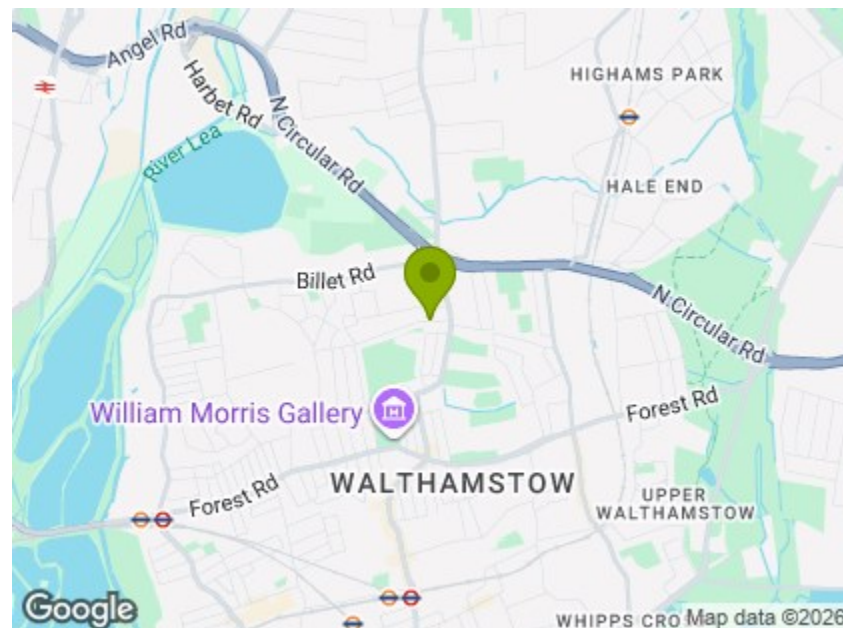


Ground Floor  
 Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup> (excluding shared garden)  
 All measurements are approximate and for display purposes only



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		71	78
		EU Directive 2002/91/EC	



## BRETTEHAM ROAD, LONDON

£2,000 Per Calendar Month  
 2 Bed Apartment - Purpose Built



### Features:

- Well Presented Warner Flat
- Two Double Bedrooms
- Ground Floor
- Private Section of Rear Garden
- Sought After Lloyd Park Location
- Family Oriented Neighbourhood
- Available Mid-May

An impeccably finished two bedroom, ground floor Warner apartment, just a handful of footsteps steps from Lloyd Park. You have all the signature features of this timeless and popular design, with private front door and section of rear garden.

The Dog & Duck, your new neighbourhood local, features a lively ambiance, standout pizzas, cheerful decor, and a spacious outdoor beer garden just a two minute stroll away.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

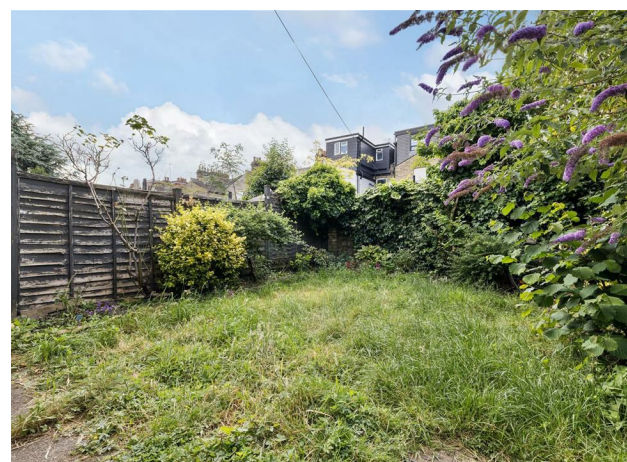
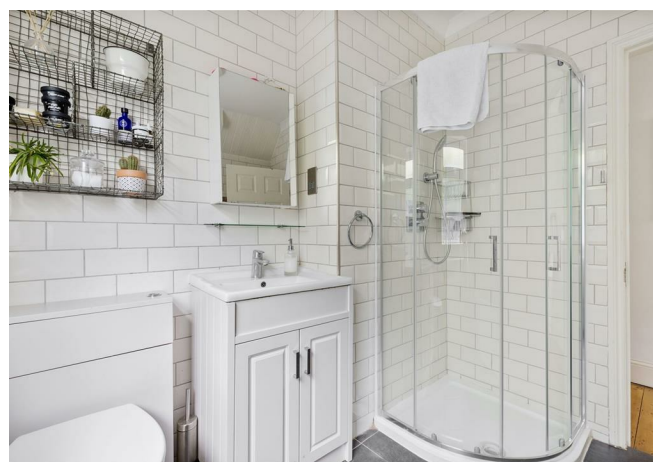
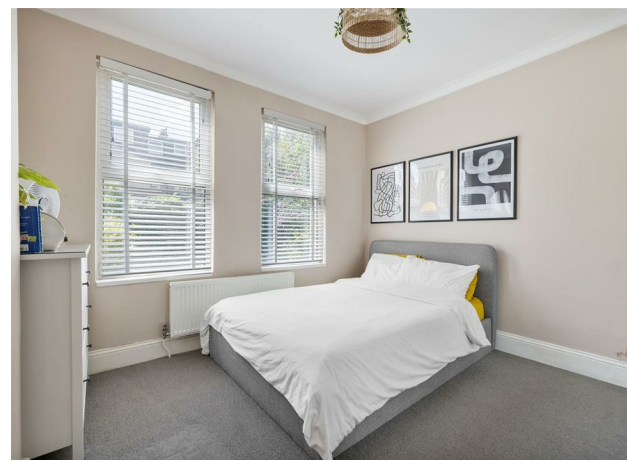
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**New Homes**  
 newhomes@stowbrothers.com  
 0203 325 7227

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 0208 520 6220

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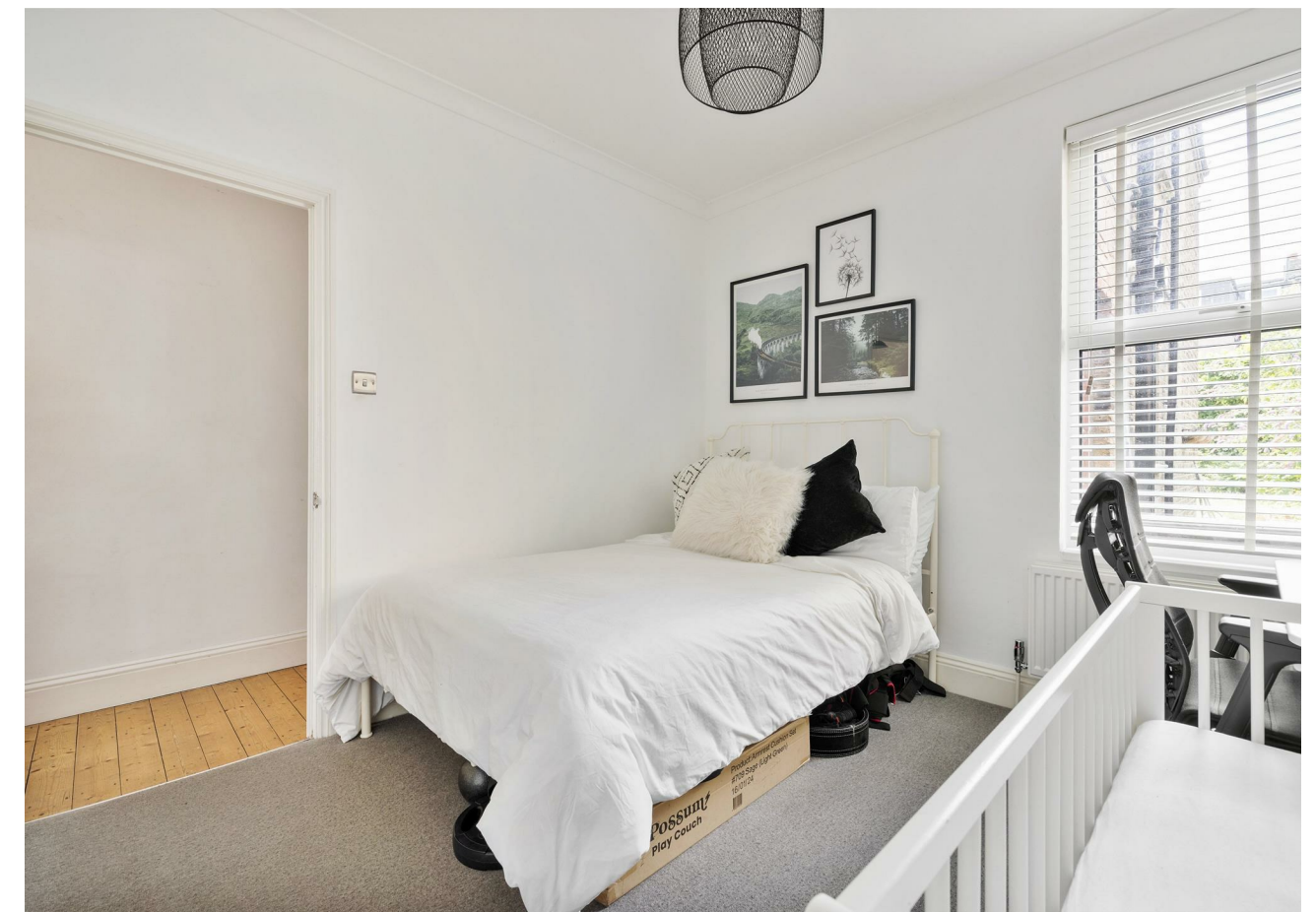
#### IF YOU LIVED HERE...

You'll appreciate the expansive bay window in your reception room, inviting an abundance of natural light into this delightful space. A classic golden oak mantel elegantly frames the charming fireplace, while the soft grey, single pile carpeting enhances the timeless style. The light grey walls and crown moulding add to the refined ambiance, offering a perfect backdrop for your personal touches. Adjacent to the reception, your first bedroom mirrors this sophisticated palette, featuring neutral tones and a large window that offers a serene view of the garden.

Your kitchen exudes country cottage charm, featuring a butler sink, classic black and white tile flooring, cream coloured cabinets, sleek black granite style countertops, and a pristine white backsplash. Your large bathroom is an idyllic sanctuary, equipped with a generous tub and a separate shower cubicle. Adorned with simple white tiles and beautiful slate grey flooring, it's an

eminently relaxing space. At the rear of your home, an additional bedroom painted in lovely blush pink, with double windows, offers a serene view of the surrounding garden, creating a peaceful corner of your home.

With Lloyd Park at your doorstep, you're able to take advantage of our borough's most beloved open green space. From pristinely manicured gardens and William Morris Gallery, to a Saturday Market offering high quality seasonal produce and exciting street food. Wood Street is also around a twenty minute walk away, home to Marilucia, a friendly, Southern Italian restaurant. In between you have local favourite, Scandinavian style Ruttle & Rowe cafe. Walthamstow Central station is just under a half an hour walk, with Overground and Victoria connections to the City and West End in around twenty minutes.



#### WHAT ELSE?

- You have a private section of the shared garden, perfect for hosting gatherings or tending to flowers and produce.
- Parents will be pleased to know that within a one mile radius of your home, there are sixteen primary schools rated either 'Outstanding', or 'Good', by Ofsted.
- Waltham Forest Feel Good Centre, a multi million pound leisure centre is just a nine minute walk from your home, with activities for every member of the family from climbing wall to swimming pools and trampoline park.

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**Reception**  
10'9" x 10'4"

7'10" x 8'3"

**Kitchen**  
8'1" x 7'9"

**Bedroom 1**  
10'9" x 10'6"

**Bedroom 2**  
11'5" x 10'9"

**Bathroom**

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