



Reception Room
17'1" x 10'9"

Bedroom
11'3" x 11'2"

Bedroom
10'0" x 7'9"

Kitchen
11'1" x 9'7"

Bathroom

Bedroom
17'1" x 9'11"

Bathroom

Eaves Storage

Garden
36'1"

Total Area: 98.5 m² ... 1061 ft² (excluding eaves storage)
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		72	79
		EU Directive 2002/91/EC	



CHEWTON ROAD, WALTHAMSTOW Offers In Excess Of £600,000 Share of Freehold 3 Bed Flat



Features:

- Three Bedroom Warner Flat
- Extended Loft with separate bathroom
- Large Bright Reception
- Eat In Kitchen
- Family Bathroom
- Own Section of Garden
- Good Transport Links
- Close to Walthamstow Wetlands

A thoughtfully arranged three bedroom Warner flat set on a quiet residential street in Walthamstow, just a short walk from the wide-open greenery of Walthamstow Wetlands. With its extended loft suite, own section of garden and bright living spaces, this home offers a generous layout within one of the area's most loved period building styles. Local cafés, green spaces and good transport links are all within easy reach, making it a well placed spot for day-to-day life in East London.

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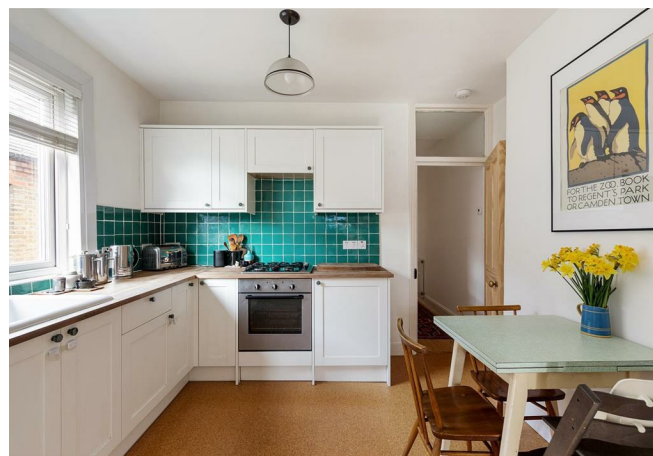
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IF YOU LIVED HERE...

Step through your own front door and head upstairs to the main living level, where the layout unfolds across more than 1000 square feet. At the front, the reception room stretches to over seventeen feet in length, creating a wonderfully bright and comfortable setting for everyday life. Large windows draw in plenty of natural light bringing warmth and character to the room.

Further along the hallway you'll find two bedrooms and the kitchen. The larger of the two sits just behind the reception, making it a comfortable double with plenty of room to arrange as you wish. The second bedroom is slightly smaller but still versatile, ideal as a guest room, nursery or workspace. Your eat in kitchen sits to the rear, offering enough room for both cooking and dining, with a practical layout that keeps everything feeling easy and sociable. A family bathroom is also positioned on this level.

Upstairs, the extended loft forms a generous principal bedroom

suite. Tucked beneath the eaves, the space feels calm and private, with built in storage keeping things neatly organised. A separate bathroom sits alongside, completing this bright top floor retreat. Outside, your own section of garden provides a welcome outdoor space for sitting out, planting or simply enjoying a bit of fresh air.

WHAT ELSE?

Walthamstow Wetlands is within easy walking distance, offering miles of peaceful walking routes and open water views.

Blackhorse Road station and St James Street station are both nearby, providing straightforward connections into Central London via the Victoria line and Overground.

The growing collection of cafés, breweries and creative spaces around Blackhorse Lane, including the well-known Beer Mile, are all close by for weekend wandering.



A 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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