

Reception
10'9" x 10'5"

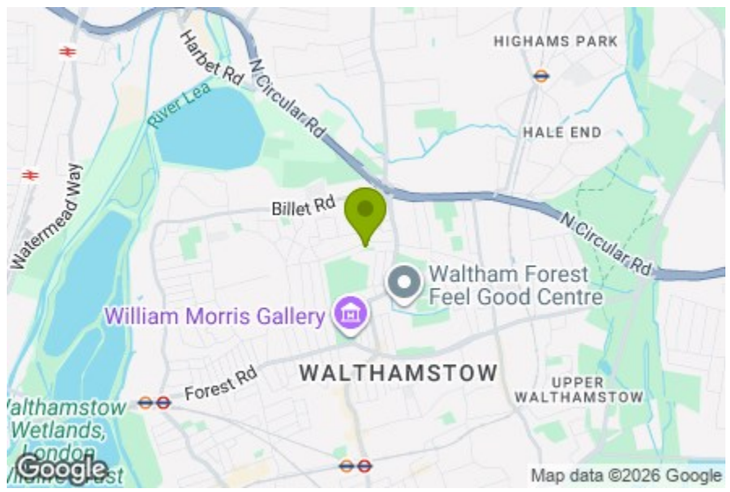
Bedroom
10'9" x 10'6"

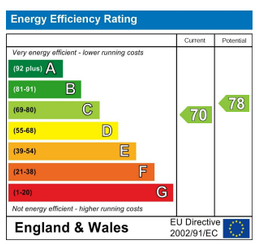
Kitchen
8'3" x 8'0"

Bathroom
8'3" x 8'1"

Bedroom
11'7" x 11'0"

Garden
22'11"





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BRETTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold

2 Bed Maisonette

Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Section of Rear Garden
- Own Front Door
- Lloyd Park Location
- Fully Refurbished

This two bedroom ground floor ex-Warner maisonette enjoys a lovely Walthamstow location, close to Lloyd Park and its surrounding independent cafés and neighbourhood favourites. With its own front door, a section of rear garden and bright, thoughtfully presented interiors, it combines period character with everyday comfort, making it an appealing place to call home.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Entering through your own front door, a central hallway leads into the reception room at the front, where two windows bring in plenty of natural light. Fresh white walls and wood-effect flooring create a calm, welcoming setting, with plenty of flexibility for relaxing or entertaining. Just behind, the first bedroom continues the neutral palette, with a large window adding to the bright, airy feel and plenty of scope to make the space your own.

Further along, the separate kitchen features light grey cabinetry, dark worktops and contemporary appliances, offering a practical space for everyday cooking. The bathroom is finished with marble-effect tiles, a bath with shower above and a separate shower enclosure. At the rear, the second bedroom is generously proportioned, with twin windows overlooking the garden. Outside, a section of rear garden provides welcome outdoor space, ideal for enjoying warmer days or a quiet morning coffee. With approximately 680 square feet throughout, there's a lovely balance of space, comfort and character.

WHAT ELSE?

- Lloyd Park is close by, with landscaped gardens, tennis courts, the William Morris Gallery and a popular weekend market. It's a wonderful neighbourhood attraction to have on your doorstep.

- Blackhorse Road station offers Victoria line and Suffragette line connections, making journeys across London straightforward, while local bus routes provide further options.

- Walthamstow's independent scene is full of character, from Chocolatine Bakery on Wood Street to The Castle pub and the cafés, restaurants and independent shops around Walthamstow Village.



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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