

Reception
10'8" x 13'0"

Bedroom
10'8" x 10'5"

Kitchen
8'2" x 8'2"

Bathroom
8'3" x 7'8"

Bedroom
11'6" x 11'0"

Garden
approx. 22'7" x 17'10"

Total Area: 63.9 m² ... 688 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WINNS TERRACE, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedrooms
- Ground Floor Ex Warner Maisonette
- Beautifully Presented
- Section of Rear Garden
- Own Front Door
- Directly Opposite Lloyd Park
- Close to Walthamstow Central Station
- Sash Windows

Bright and beautifully restored, this two double bedroom ground floor ex-Warner apartment joyfully demonstrates why these iconic properties are so popular today, with its smart layout and classic design. As well as a sole-use front door, it's got a private section of a west-facing garden at the rear.

As for the location, it's mere moments from Lloyd Park, Walthamstow's oldest green space. Just beyond, Hoe Street offers some fantastic amenities, while Walthamstow Central station is 15 minutes on foot for the convenient Victoria line or Overground.

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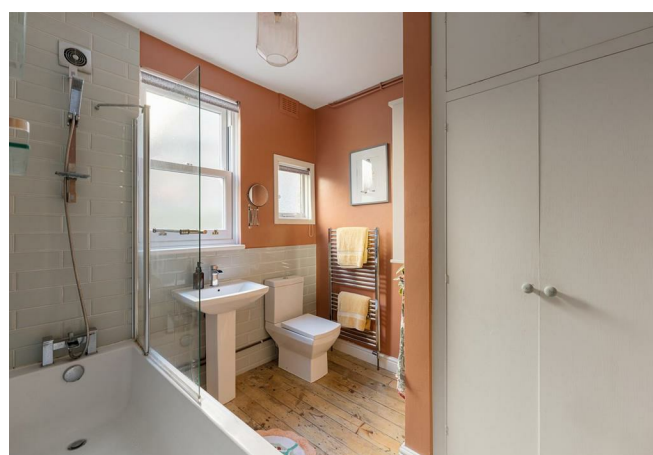
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IF YOU LIVED HERE...

How fantastic to live somewhere with such rich history; these timeless properties were the brainchild of Walthamstow's first mayor – and they're incredibly well designed, too.

Set on the ground floor, your lounge comes in at over 130 square feet, with the two sash windows bringing in plenty of natural light and framing the pleasing leafy views. The fireplace will be your focal point, but you'll also appreciate the handsome timber floorboards, soft palette and bespoke carpentry.

Both bedrooms are solid doubles with more of those lovely timber floorboards and lovely garden views. Through to the kitchen, where you've got smart units, an integrated hob/oven, brass fittings and sleek worktops. Lastly, your bathroom benefits from a lovely contrast between the glossy metro brick tiles and blush walls, with an over-tub shower and sparkling fittings.

Outside, you have a fantastically landscaped west-facing garden – it's just bursting with mature fauna. For even more fresh air, don't forget that you're mere metres from Lloyd Park, where you'll find a skate park, playground, tennis courts, bowls club, dog park, cafés and the William Morris Gallery (the former home of the founder of the Arts and Crafts Movement).

Beyond, the Hoe Street area is thriving with a creative energy that continuously draws visitors. Fancy a bite to eat? Choose between Time Out regulars Sodo, YardSale Pizza, Shri Lakshmi, as well as many more. If exercise is on the agenda as well as food, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden and modern leisure centre the Feel Good Centre.

As for entertainment, the 950-seat Soho Theatre Walthamstow is now finally opened, while the wonderfully eclectic Trades Hall is a great spot for book readings, DJ sets and simply relaxing.

WHAT ELSE?

-You're spoilt for choice when it comes to local pubs; Ye Olde Rose and Crown and The Dog & Duck are much-loved by the community and can be reached within around ten minutes on foot.

-If you want a change of scene from the park, head to Fellowship Square, which has a fantastic event –Head to Walthamstow Central for Europe's longest market, which runs along Walthamstow High Street, as well as 17&Central shopping centre and Forest Cinema.



A WORD FROM THE OWNER...

"We have absolutely loved living on Winns Terrace, the street is a real community. Being right across from the park is a joy - especially when the weekend market is in full swing. Restoring the house has been a labour of love and we hope the next owners enjoy it as much as we have."

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