

Reception Room  
10'9" x 10'4"

Bedroom  
10'10" x 10'5"

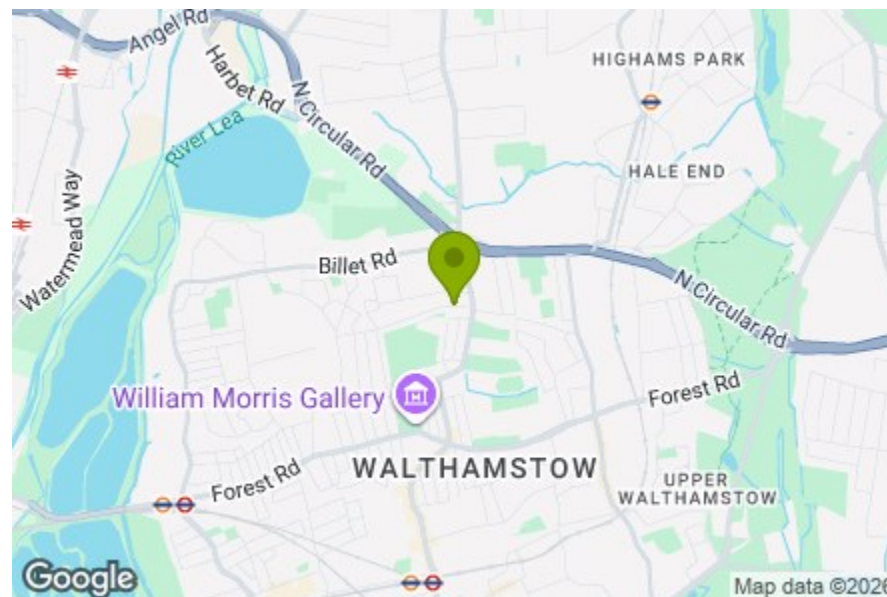
Kitchen  
8'1" x 7'10"

Bathroom  
8'1" x 8'1"

Bathroom  
11'2" x 10'8"

Garden  
29'6"

Ground Floor  
Total Area: 62.6 m<sup>2</sup> ... 673 ft<sup>2</sup>  
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		



## BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £490,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Ground Floor
- Beautifully Presented
- Section of Rear Garden
- Moments from Lloyd Park

Set on the ground floor and just moments from Lloyd Park, this beautifully presented two bedroom apartment comes with a section of rear garden and a lovely sense of calm throughout. You're in one of Walthamstow's most loved pockets here, with the park, William Morris Gallery and the much-loved local cafés of the area all close at hand.

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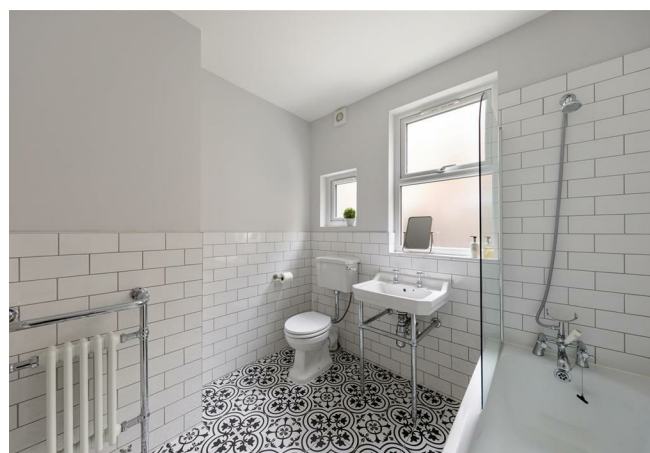
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### IF YOU LIVED HERE...

A long hallway draws you through the apartment, giving the layout a pleasing sense of balance and flow. At the front, the reception room is a handsome space with generous natural light, ornate coving, a striking fireplace and herringbone flooring underfoot. It feels both elegant and comfortable, with plenty of room to settle in.

Elsewhere, the finish is thoughtful and cohesive, with soft tones, clean lines and well kept interiors throughout. The two bedrooms are both good-sized doubles, each with an easy, restful feel, while the kitchen is finished in grey shaker-style cabinetry with stone-effect worktops and ample storage.

The bathroom has a classic look, with white tiling, monochrome patterned flooring and a bath with overhead shower. To the rear, your section of garden adds a welcome outdoor extension to the home, whether for morning coffee, a quiet read or lunch in the sun.

### WHAT ELSE?

Lloyd Park is just moments away, with its open green space, tennis courts, outdoor gym and weekend market. William Morris Gallery is close by for exhibitions, events and a lovely café stop in the grounds. Ruttle & Rowe and other independent spots around the area make this a particularly nice part of Walthamstow for day-to-day routines.



### A WORD FROM THE OWNER...

"As first time buyers this house has been perfect!

The house has a good sized garden, where we've enjoyed BBQs and cocktails with friends, family and our lovely neighbours!

The house being renovated to such a high standard has meant we've had the luxury of less DIY and more time to enjoy the local area. Our favourites being the Dog and Duck local pub (less than a minute away!), Buhler + Co for brunch and Lloyd park only a short walk away, perfect to enjoy the farmers market.

Being City workers, the commute is so easy, a short walk or bus ride and you can hop onto the Overground straight to Liverpool Street or the Victoria and be in the city within 15 minutes. We love Walthamstow so won't be moving far and couldn't recommend Brettenham Road enough. It's a great place to live with a lovely community and neighbours always being willing to help in any way."

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