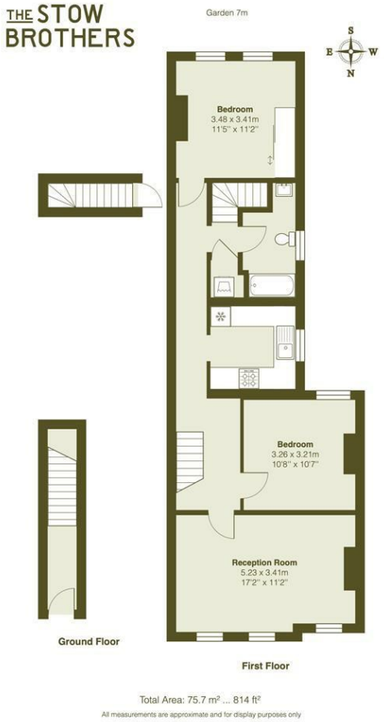


Reception Room
17'1" x 11'2"

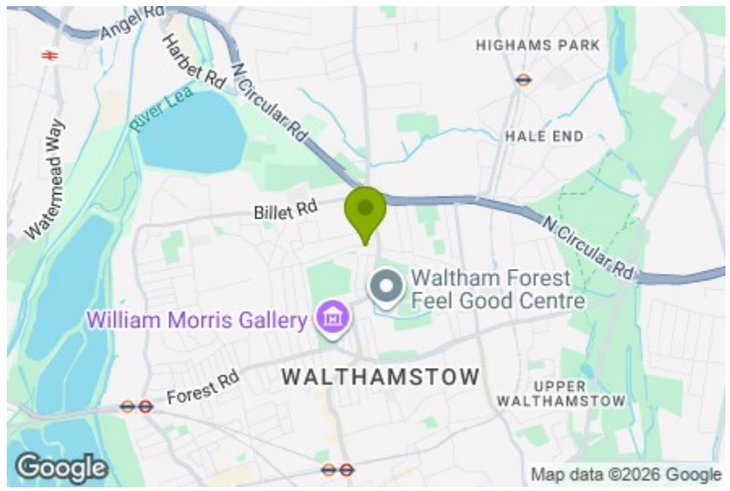
Bedroom
10'8" x 10'6"

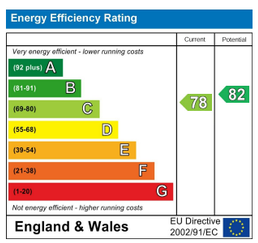
Kitchen

Bathroom

Bedroom
11'5" x 11'2"

Garden
22'11"





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BRETTENHAM ROAD, WALTHAMSTOW

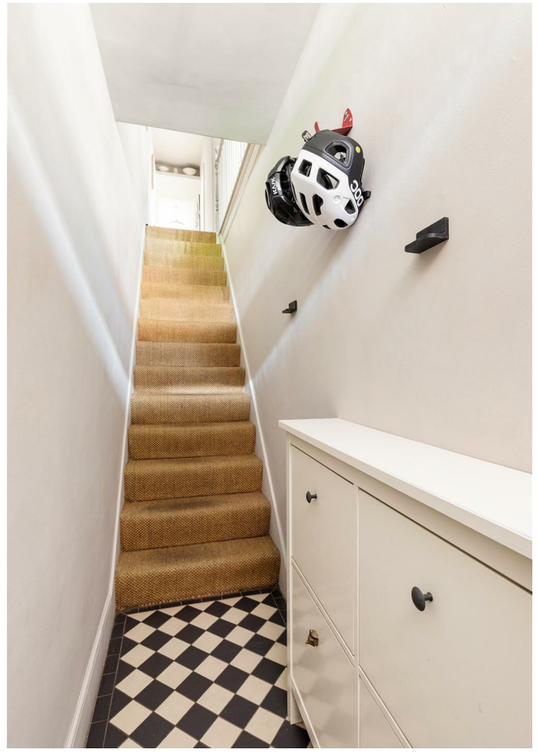
Offers In Excess Of £490,000 Leasehold
2 Bed Flat

Features:

- Lovely First Floor Warner Flat
- Two Good Sized Double Bedrooms
- Large Reception with Shuttered Windows
- Modern Bathroom
- Seperate Kitchen
- Stylishly Finished Throughout
- Shared South Facing Garden
- Moments to Lloyd Park

A lovely two-bedroom first-floor Warner flat in a particularly well-loved pocket of Walthamstow, moments from Lloyd Park and within easy reach of the neighbourhood's independent cafés, pubs and restaurants. With two good-sized double bedrooms, a large reception and a shared south-facing garden, there's a generous sense of space throughout.

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IF YOU LIVED HERE...

The large reception sits at the front of the flat, where shuttered windows bring in plenty of natural light and create an inviting place to unwind. The room has ample space to accommodate both seating and dining, while its proportions give you plenty of flexibility when it comes to making the space your own. Next door, the first of the two double bedrooms continues the generous feel.
Moving through the flat, the separate kitchen sits centrally, keeping cooking tucked away from the main living space. Beyond, you'll find the modern bathroom, complete with a bath, while the second double bedroom is positioned at the rear. Both bedrooms are comfortably proportioned, making the layout equally suited to sharing, working from home or simply having a proper guest room. Outside, there's access to a shared south-facing garden, a lovely addition when warmer days arrive. The flat is stylishly finished throughout and extends to around 814 square feet, with the classic proportions and practical layout that make these Warner homes so enduringly popular.

WHAT ELSE?...

- Lloyd Park is moments away, giving you a wonderful stretch of green space on the doorstep, as well as the William Morris Gallery and its café.

- Nearby Hoe Street and the wider Walthamstow area are packed with local favourites, from Chocolatine Bakery and The Castle to Soho Theatre Walthamstow.

- Walthamstow Central is within easy reach for Victoria line and Weaver line services, while the surrounding area has a strong choice of well-regarded schools.



A WORD FROM THE OWNER...

"I have loved living on Brettenham Road and in Walthamstow. From the Victoria line you have a fast and reliable connection into the heart of London, and the overground allows you to get out into Essex and Epping forest so easily and into Shoreditch and Liverpool Street in 20minutes. The street is so close to Lloyd park which is a great green space with Farmers Markets, Cafes and the William Morris gallery and brings a great sense of community to the area. Then towards the station which again is walkable you have Walthamstow Village which has a great selection of shops, bars and breweries and is another real neighbourhood epicentre. Having lived here for the last 10 years, Walthamstow has grown and flourished and certainly doesn't feel like it has finished doing so. It has been a pleasure being part of its community, diversity and energy whilst seeing all of its exciting change."

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