

Reception Room
10'9" x 10'7"

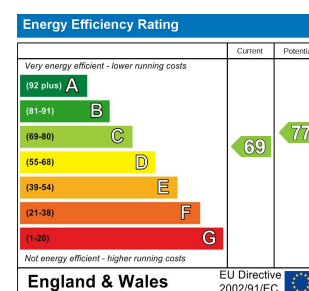
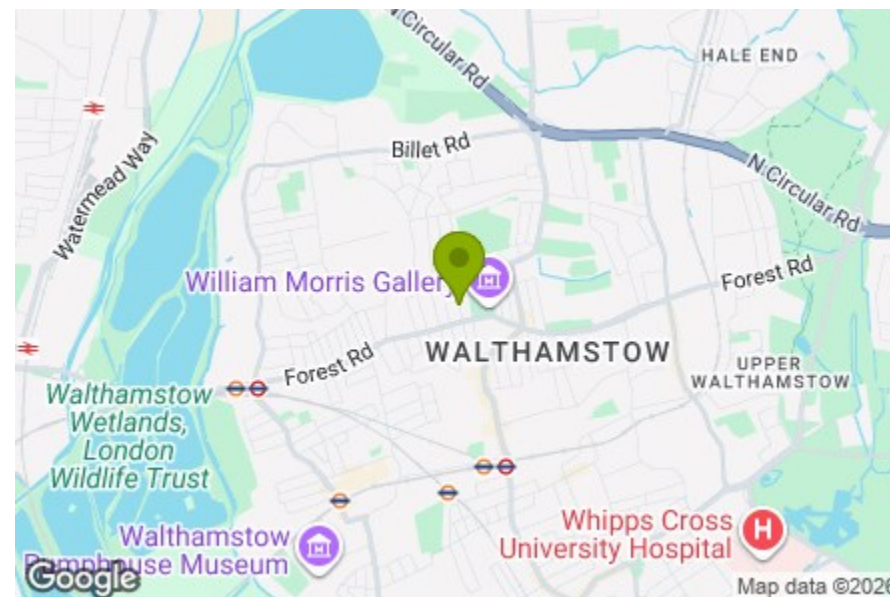
Kitchen
8'2" x 8'2"

Bathroom
8'2" x 7'9"

Bedroom
10'9" x 10'7"

Bedroom
11'6" x 10'11"

Garden
47'6"



BADLIS ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Chain Free
- Section of Rear Garden
- Lloyd Park Location

Welcome to this bright and characterful Victorian two-bedroom ex-Warner apartment, occupying 679 sq ft on the ground floor in the highly sought-after Lloyd Park area. Purpose-built and set on a peaceful, tree-lined street, this charming home is offered chain-free, perfect for those eager to move. Highlights include a family bathroom and a private section of a rear garden. Excellent transport links from Walthamstow Central provide swift access to the Victoria Line - Oxford Circus in 20 minutes and Liverpool Street within 15 minutes—making city commuting effortless.

REQUEST A VIEWING
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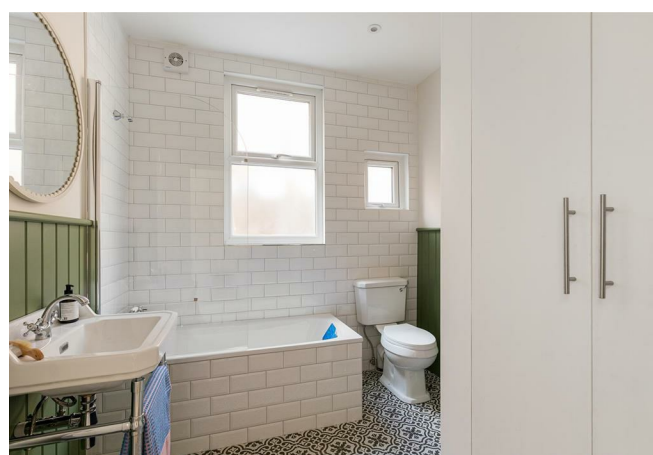
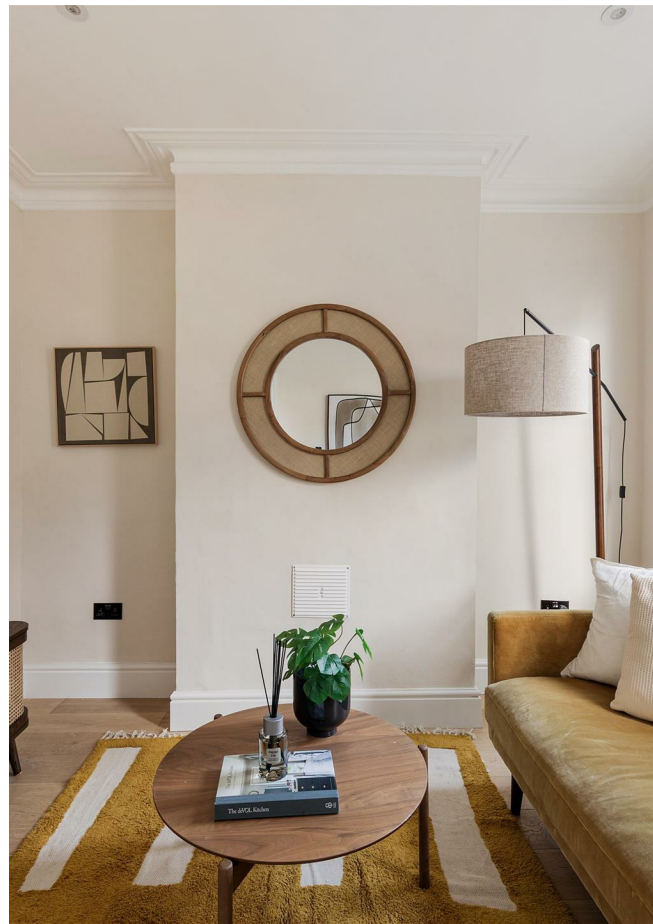
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IF YOU LIVED HERE...

Warner properties are highly sought after for their distinctive charm, practicality, and historical significance. Built with quality craftsmanship, they offer spacious layouts and solid construction that have stood the test of time.

Beyond its current presentation lies an exciting opportunity to make this home your own. Imagine the freedom to tailor every detail to your tastes, transforming it into a space that perfectly reflects your vision.

Approached through a charming period-arched portico, you'll find the bright reception room immediately to your right. Two large windows fill the space with natural light while offering views of the quiet, low-traffic street. A mature conifer in the front garden provides privacy and year-round greenery. Period details, including dado rails and cornicing, add a timeless elegance to the room.

The first bedroom is a well-proportioned double, covering 116.63 ft², the second bedroom, slightly larger at 127.60 ft², offers views of the green space beyond. West-facing, it benefits from warm afternoon sunlight and captures the final golden rays of the day, creating a tranquil retreat perfect for relaxation. The family bathroom features a classic white suite, a bath and shower combination, and white tiling contrasted by charcoal flooring. A handy built-in cupboard provides additional storage.

The kitchen, efficiently arranged along both sides of the 67.24 ft² space, is fitted with wooden cabinetry, a mosaic-tiled splashback, and a gas hob. A glazed door provides easy access to the garden - a generous west-facing area stretching 14.5 meters. A true blank canvas, this outdoor space offers endless potential—whether you envision paved terraces, lush lawns, or vibrant planting, there's ample scope to create your ideal outdoor retreat.

WHAT ELSE?

- Located in one of the most desirable areas, this home runs parallel to Lloyd Park and all its amenities. Whether it's a game on the tennis courts, a workout at the outdoor gym, a visit to the Saturday market to pick up your fresh produce, or a quiet stroll through the William Morris Gallery there are plenty of options to suit everyone.
- Forest Road, only 0.2 miles away, has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.
- If you crave wilder spaces look no further than the serene haven of Walthamstow Wetlands ('Europe's largest urban nature park') when you need a reset.
- Drivers can be on the North Circular in just five minutes. Also, if you drive electric, there's a charging station just around the corner.



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 MANAGER

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