



Reception
17'3" x 11'4"

Kitchen
8'2" x 4'11"

Bedroom
11'6" x 10'7"

Bedroom
11'3" x 10'7"

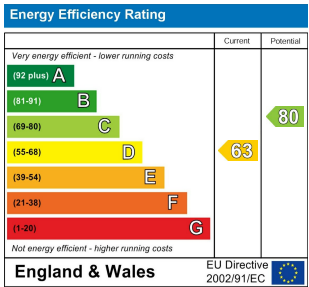
Bedroom
11'1" x 15'10"

Bathroom
8'2" x 5'1"

Bathroom (Ensuite)
3'9" 8'0"

Eaves Storage

Garden
17'10" x 16'4"



HAWARDEN ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
3 Bed Maisonette



Features:

- Three Bedrooms
- Ex Warner Maisonette
- Shared Garden
- Loft Converted
- Close to Walthamstow Marshes
- Moments from Blackhorse Road Station

Set on a quiet residential street moments from Blackhorse Road, this three bedroom ex Warner maisonette is arranged across two floors, with generous proportions, a converted loft and a shared garden. Walthamstow Marshes are close by for open green space, while local cafés, breweries and excellent transport links are all within easy reach.

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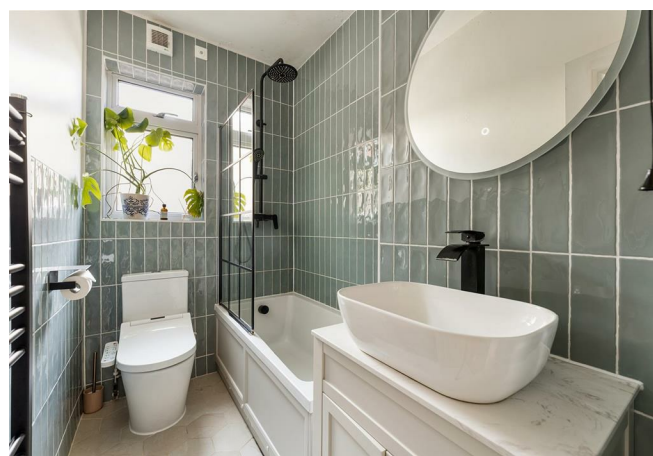
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IF YOU LIVED HERE...

Step inside and head up to the first floor, where the home opens from a central hallway. The reception room sits at the rear, offering a generous space for relaxing, dining or spending time with friends. Its simple, well kept finish gives you an easy backdrop to settle into.

Along the hallway are two well proportioned bedrooms, including a bay fronted room at the front. The second bedroom sits nearby, giving you useful flexibility as a bedroom, workspace or guest room. Between them is the family bathroom, finished with soft green tiling, contemporary fittings, a Japanese toilet and a shower over the bath. The separate kitchen is compact and practical, with smart cabinetry, timber worktops and everything close to hand.

The converted loft creates a spacious principal bedroom on the second floor, complete with useful eaves storage and its own ensuite shower room. It feels nicely tucked away from the rest of the home, giving the upper level a calm, private feel. Outside, the

shared garden offers room for coffee, reading or time outdoors in warmer months.

WHAT ELSE?

- Blackhorse Road Station is a short walk away, with Victoria line and Overground services into central London.

- Walthamstow Marshes are close by for riverside walks, cycling routes and wide open green space.

- The Blackhorse Beer Mile brings together local favourites including Exale Brewing, Signature Brew and Big Penny Social, with plenty of cafés and creative spots nearby too.



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 BRANCH MANAGER

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