

Reception Room  
12'11" x. 10'9"

Kitchen/Diner  
10'9" x 10'5"

Bedroom  
8'2" x 8'0"

Bathroom  
8'2" x 7'6"

Bedroom  
11'7" x 11'1"

Garden  
62'4"



## WINNS AVENUE, WALTHAMSTOW

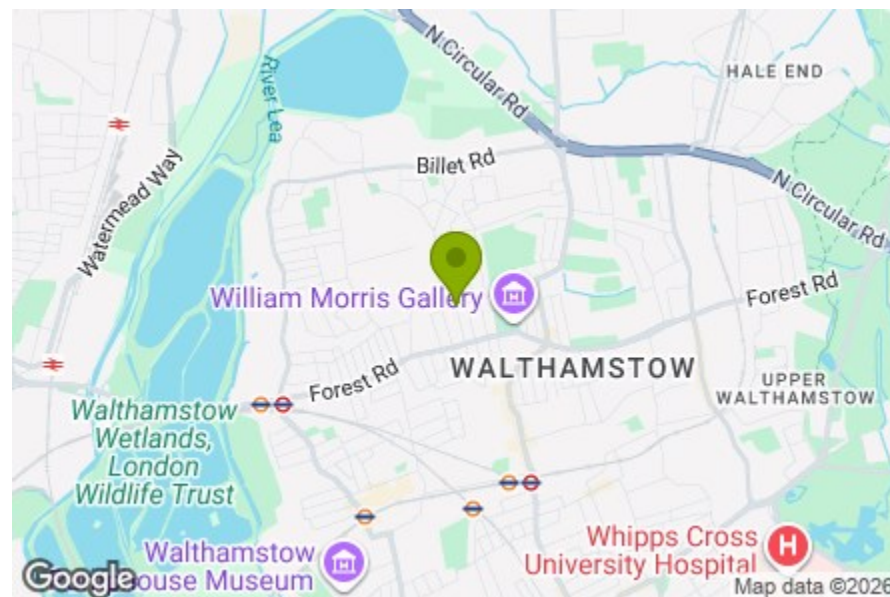
### Offers In Excess Of £525,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Immaculately Presented
- Kitchen Diner
- Large Shared Rear Garden
- Lloyd Park Location
- Quiet Residential Street

A beautifully presented two bedroom ground floor ex Warner maisonette, set on a quiet residential street just moments from Lloyd Park. With its own front door, generous kitchen diner and access to a large shared rear garden, this is a home that balances timeless Warner character with calm, carefully considered interiors. You're perfectly placed for the green open spaces of Lloyd Park, the William Morris Gallery and the growing collection of independent cafés, bakeries and pubs around Hoe Street and Forest Road, while Walthamstow Central is within easy reach for swift connections into the City.



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		69	78
		EU Directive 2002/91/EC	

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

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**IF YOU LIVED HERE...**

You'd step through your own front door into a home that feels warm, welcoming and exceptionally well cared for from the outset. The reception room at the front is full of natural light thanks to the large bay window, with soft neutral tones and thoughtful styling adding to the calm atmosphere. There's a lovely sense of proportion throughout, something Warner homes are so well known for, alongside period details that bring character without overwhelming the space. Both bedrooms are well-sized and quietly positioned, offering flexibility whether you need a guest room, workspace or somewhere to properly switch off at the end of the day.

To the rear, the kitchen diner stretches out into a sociable and practical living space designed with everyday life in mind. Cabinetry provides plenty of storage, while generous worktops and room for dining make it easy to imagine slow weekend breakfasts or evenings cooking with friends. The shared rear garden offers a welcome extension of the home in warmer

months, with plenty of outdoor room to enjoy. Altogether, this is a thoughtfully arranged home with an easy, understated style in one of Walthamstow's most loved neighbourhoods.

**WHAT ELSE?**

Lloyd Park is just a short stroll away, home to tennis courts, open green space and the much-loved William Morris Gallery. You're well placed for local favourites including Dudley's, Today Bread and The Bell on Forest Road. Walthamstow Central station is within easy reach for Victoria line and Overground connections into central London.



**A WORD FROM 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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