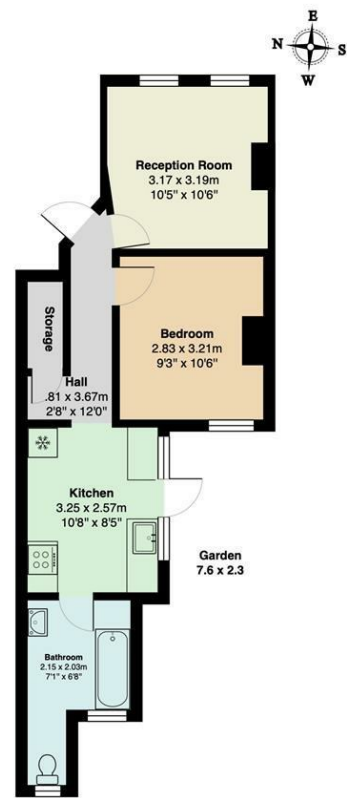




Ground Floor
Total Area: 40.1 m² ... 431 ft²
All measurements are approximate and for display purposes only

Reception Room
10'4" x 10'5"

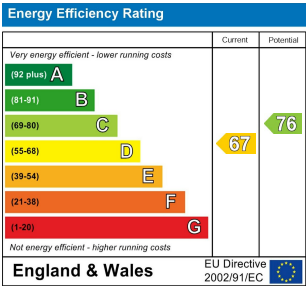
Hall
5'11" x 12'0"

Kitchen
10'7" x 8'5"

Bedroom
9'3" x 10'6"

Bathroom
7'0" x 6'7"

Garden
24'11" x 7'6"



FLEEMING ROAD, WALTHAMSTOW
£2,000 Per Calendar Month
1 Bed Flat



Features:

- Available September!
- One Bedroom
- Warner Style Apartment
- Stylish Interior
- Contemporary Furniture
- Private Share of Garden
- Lloyd Park Location
- Close to Amenities

A classically designed, beautifully finished one-bedroom ground floor ex-Warner home, situated on a quiet and leafy street just moments from the ever-popular Lloyd Park. The iconic period style means you have your own front door, a shared rear garden, a dine-in kitchen and plenty of original features.

Walthamstow Central tube station is a 20 minute walk away - or even quicker hop on the bus, but there are plenty of reasons to stay local to this buzzy neighbourhood.

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...

With generous proportions and plenty of space to spread out, this home combines timeless design with thoughtful details inside and out. The reception room feels bright and uplifting thanks to its immaculate finish and large windows, while charming features like the fireplace add character and warmth. There's ample room for both working and entertaining, and the separate dine-in kitchen is a true highlight—complete with modern appliances, stylish finishes, and clever storage within sleek units.

The bedroom is elegantly decorated, with a painted ceiling and another fireplace that together create a cosy, inviting atmosphere.

Meanwhile, the bathroom strikes the perfect balance between classic and contemporary, featuring glossy tiling, stylish fittings, and a convenient over-tub shower.

Outside, you have a shared garden with sun-trap decked patio. Lloyd Park is just moments away for even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeney's (best cheese toasties in London according to the press!). Head towards the Bell junction and Hoe St beyond, and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant YardSale, and the much-loved Ye Olde Rose & Crown pub.

Need to escape further afield? Walthamstow Central station is around a 20 minute walk, and will get you directly to Oxford Circus or Liverpool Street in less than twenty minutes via the Victoria line or Overground respectively.



WHAT ELSE?

- There's much excitement about Soho Theatre Walthamstow, now open as a major performance space bringing world-class entertainment just a short stroll from your front door.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.

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