



FLEEMING ROAD, WALTHAMSTOW

£2,100 Per Calendar Month
2 Bed Flat



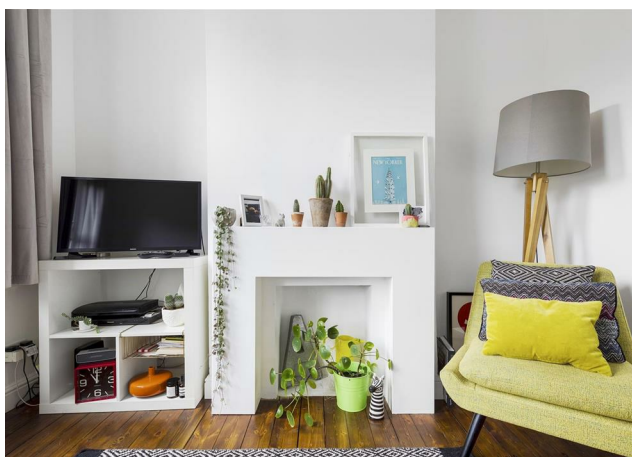
Featured:

- Two Double Bedrooms
- Immaculately presented
- Share of Rear Garden
- Ground Floor
- Lloyd Park Location
- Available Now!
- Council Tax Band C

A super find of a two-bedroom ground floor flat, in the classic former Warner property style. Superbly and simply updated while retaining several of its delightful original features, on a quiet street and with a share of a lovely secluded garden, this is pretty much the perfect Walthamstow home.

You're just one street away from Lloyd and Aveling Park, and in a great tucked-away spot that's still convenient for all the area has to offer. Enjoy the serenity of the warm red brick Warner development, a reminder of the area's heritage, and pop over to explore the park and the William Morris gallery with its friendly café whenever you like. Lloyd Park is also home to the brilliant - and free - annual Walthamstow Garden Party festival.

REQUEST A VIEWING
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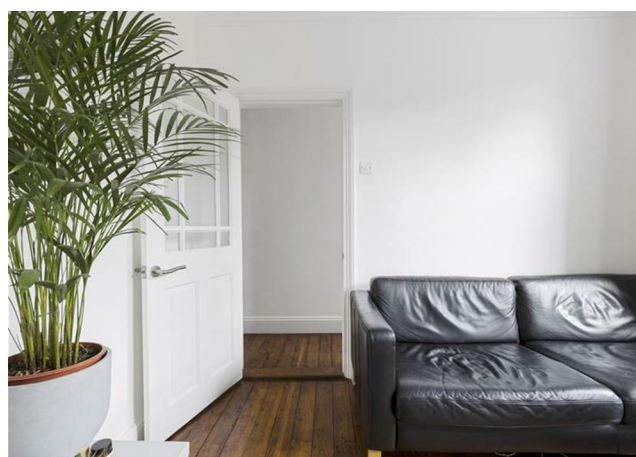
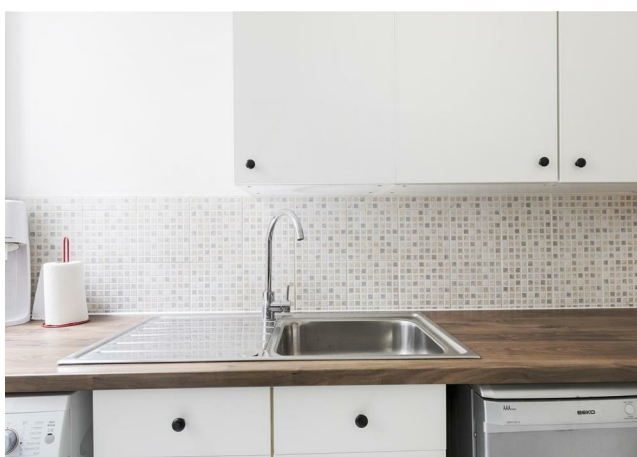


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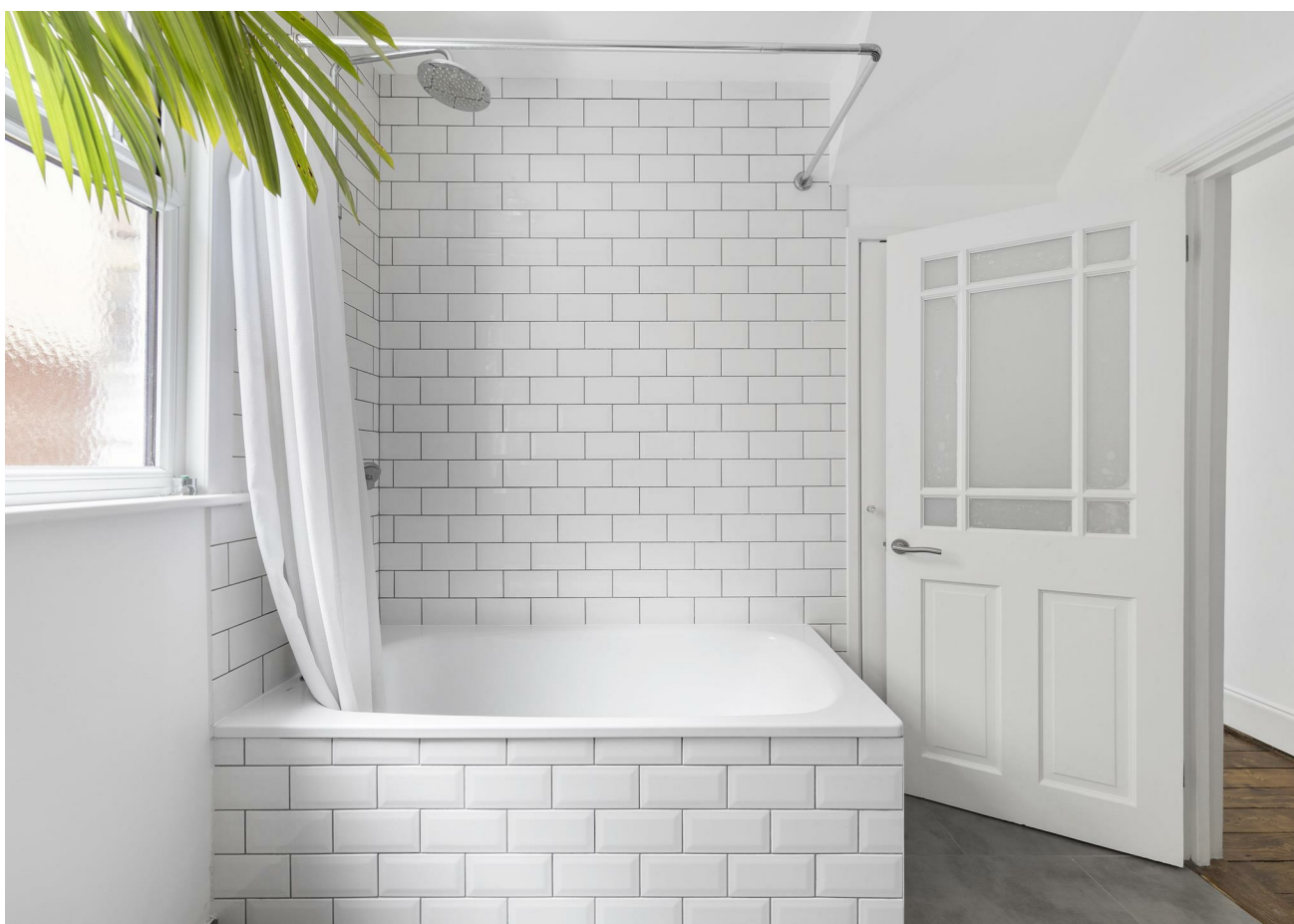
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IF YOU LIVED HERE...

You'll enter through your own front door and find yourself in the long hallway. First on your left is your 110 square foot reception room, with a beautifully finished fireplace recess, bright white walls and stripped wood floorboards underfoot. Next is your first bedroom, the same size and dimensions as the reception, looking out towards the garden. White walls and dark original boards continue the aesthetic of the living room. Along the hall is your sixty square foot kitchen, with plenty of cupboard space and warm wood-toned worktops. There's a gas hob and space for both a washing machine and dishwasher.

Out into the delightful garden, securely fenced with the perfect combination of paving, lawn and decking. Back inside you find your bathroom, another bright and thoughtfully finished space. There's a built-in tiled vanity unit, a rainfall

shower over the tub, and slate grey tiles underfoot. Your second bedroom comes to 130 square foot, with two windows overlooking the garden, white painted floorboards and an eye-catching cast-iron fireplace with Victorian chequered tiled hearth.

A fifteen-minute walk brings you to Walthamstow Central station, where the Victoria Line will see you in Kings Cross in another fifteen or Oxford Circus in twenty. Along the Hoe Street route you're spoilt for choice with places to eat, drink and shop. The nine-screen Empire Cinema is thirteen minutes from your door for whenever the television is that bit too small.

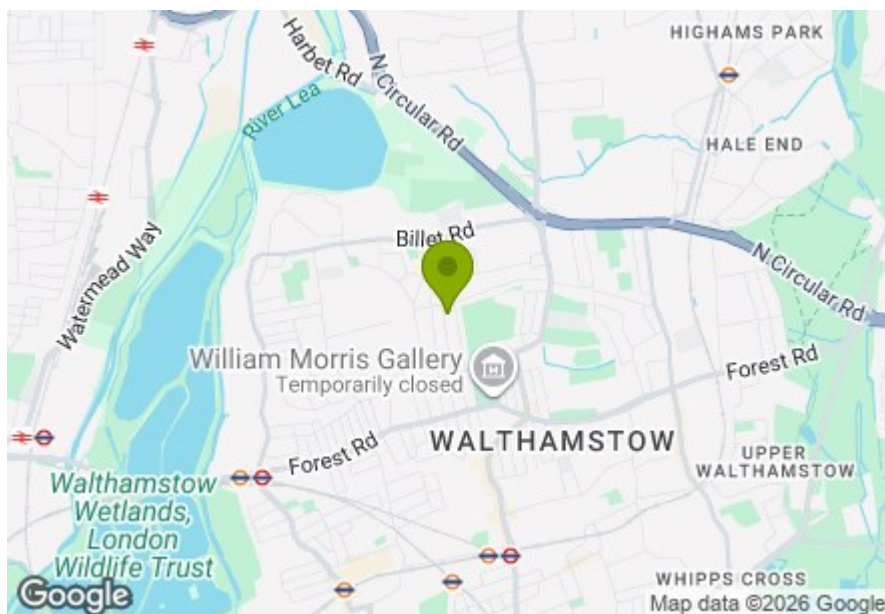


Word from the Owner

WHAT ELSE?

- You're half a mile's stroll from your new local, The Bell, and only a little further to the beloved community hub and theatre pub, Ye Olde Rose & Crown.
- If you need a little more space than the park offers, you're a fifteen-minute bus ride from the 500 acre Walthamstow Wetlands, London's newest and largest nature reserve.
- Ten minutes away on foot is Yard Sale Pizza, offering the best and most indulgent pizza in town. If you're feeling virtuous, the excellent Waltham Forest Feel Good leisure centre is about the same distance away.

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