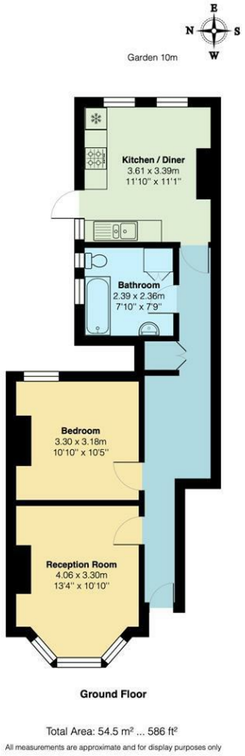


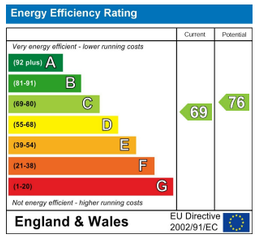
Reception Room
13'3" x 10'9"

Bedroom
10'9"x 10'5"

Bathroom
7'10" x 7'8"

Kitchen/Diner
11'10" x 11'1"

Garden
32'9"



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MERSEY ROAD, WALTHAMSTOW

Offers In Excess Of £390,000 Leasehold

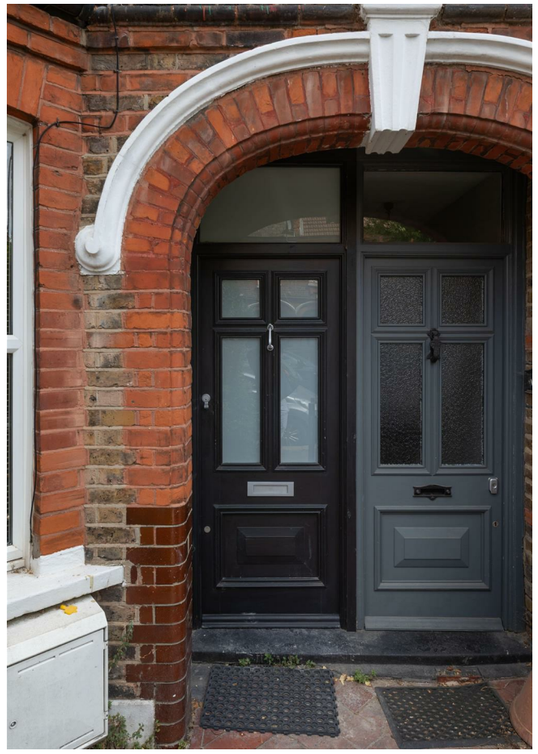
1 Bed Maisonette

Features:

- One Bedroom
- Ground Floor
- Ex Warner Maisonette
- Well Presented
- Chain Free
- Kitchen Diner
- Section of Shared Rear Garden
- Lloyd Park Location

A well presented one bedroom ground floor ex Warner maisonette in the ever popular Lloyd Park area. Thoughtfully laid out, with a spacious kitchen diner and a section of shared rear garden, it offers easy, comfortable living in one of Walthamstow's most loved pockets.

REQUEST A VIEWING
0203 397 9797



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IF YOU LIVED HERE...

You'd step through your own front door and into a long hallway, where the bold chequerboard flooring sets a characterful note straight away. At the front, the reception room is a bright and welcoming space with a bay window, soft neutral walls and a calm, easy feel. Just behind, the bedroom is a well proportioned double, quietly placed and nicely separate from the main living space.

Further along the hall, the bathroom sits centrally and is generous in size, with the same chequerboard floor continuing through for a cohesive look. At the rear, the kitchen diner is a particularly practical room, with space to cook, eat and move around comfortably, plus direct access out to the section of shared rear garden. Altogether, the layout feels simple and well considered, with the kind of proportions that make these ex Warner homes so enduringly popular.

WHAT ELSE?

Lloyd Park and the William Morris Gallery are both close by, with the gallery free to visit and open Tuesday to Sunday.

Local favourites nearby include Bühler & Co on Chingford Road and the Dog & Duck, both well placed for relaxed weekends and easy midweek plans.

Walthamstow Central is within easy reach for Victoria line and rail connections, and there are bus links running along Forest Road too.

A WORD FROM THE OWNER...

"A character property in a fantastic neighbourhood on a street, there's even a cake night every Thursday evening on the street for people to get to know one another. It's quiet despite its excellent access to tubes and buses, and being so close to Lloyd Park is wonderful in all seasons."

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