



Fleeming Road, Walthamstow, London

Situated on the highly sought-after Fleeming Road within the popular Lloyd Park neighbourhood, this attractive ground floor two-bedroom Warner flat offers spacious accommodation, period charm, and excellent potential for modern family living.

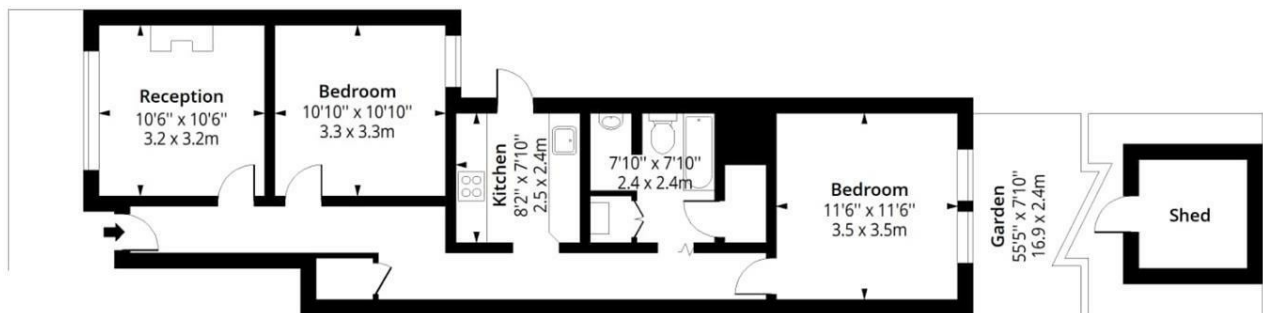
Occupying the ground floor of a classic Warner-built property, the flat benefits from the generous room proportions and characterful features for which these homes are renowned. The accommodation comprises a bright and welcoming reception room, two well-proportioned bedrooms, a fitted kitchen, and a family bathroom, all arranged across a practical and versatile layout. Large windows throughout provide excellent natural light, while high ceilings and original architectural details enhance the sense of space and character.

The property offers an ideal balance of comfort and functionality, making it well suited to first-time buyers, professional couples, young families, or those seeking to downsize without compromising on living space. The flexible layout provides scope for home working, guest accommodation, or additional storage, depending on individual requirements.

Warner flats remain some of Walthamstow's most desirable period homes, appreciated for their solid construction, attractive brick façades, and distinctive Victorian and Edwardian architectural features. Properties of this style rarely remain available for long due to their enduring appeal and strong demand within the local market.

- Ground Floor Two Bedroom Flat
- Lloyd Park Location
- Shared Rear Garden With An Outdoor Shed
- Ex Warner Property
- Beautifully Presented
- 0.7 miles to Walthamstow Central
- EPC - C
- 705 Sq Ft (65.49 SQ M)

£500,000



Ground Floor
Floor Area 705 Sq Ft - 65.49 Sq M

Fleeming Road E17



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
Approx. Gross Shed Area
47 Sq Ft - 4.37 Sq M

Settle



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			