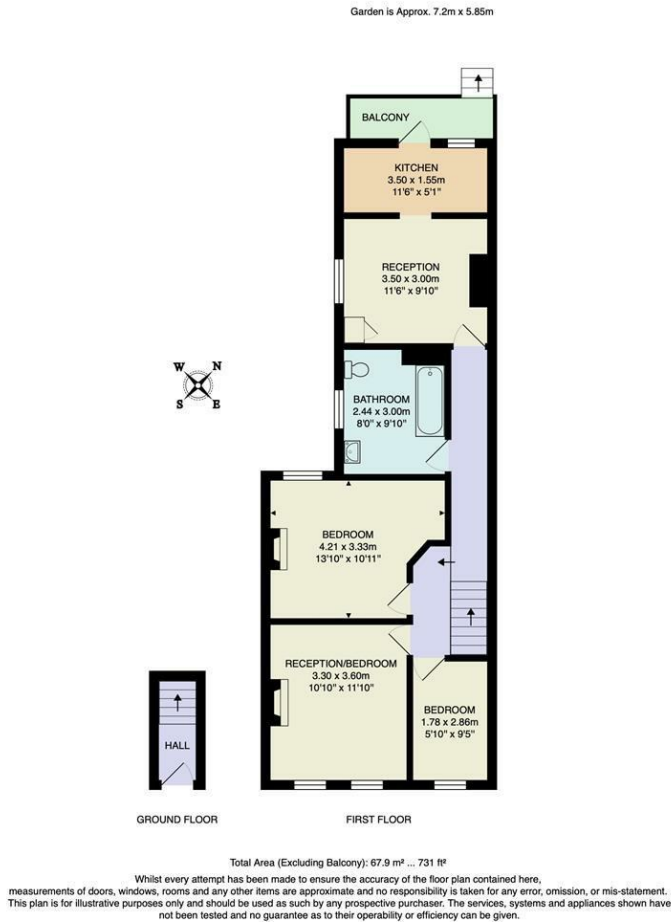




Bedroom
5'10" x 9'4"

Reception/Bedroom
10'9" x 11'9"

Bedroom
13'9" x 10'11"

Bathroom
8'0" x 9'10"

Reception
11'5" x 9'10"

Kitchen
11'5" x 5'1"

Balcony

Garden
23'7" x 19'2"



WARNER ROAD, WALTHAMSTOW

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

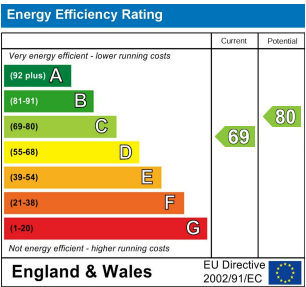


Features:

- Warner Style Flat
- First Floor
- Two Bedrooms
- Two Receptions
- Own Section of Garden
- Beautifully Presented
- Some Original Style Features
- Flexible Layout
- Chain Free

A beautifully presented two-bedroom Warner-style first-floor flat in a well-connected Walthamstow setting, with two reception spaces, characterful original-style details and its own section of garden. You're well placed for the High Street, St James Street and Walthamstow Central, with plenty of independent places to eat, drink and pick up a coffee nearby.

REQUEST A VIEWING
0203 397 9797



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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

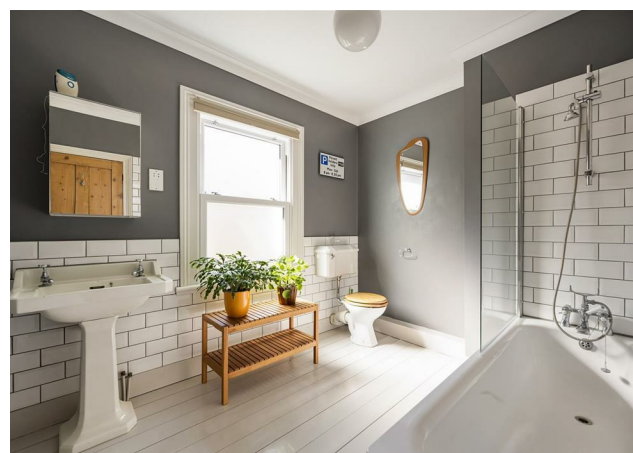
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IF YOU LIVED HERE...

Your own front door opens to a ground-floor hall, with stairs taking you up to the first-floor landing. At the front, the layout offers plenty of flexibility. There's a smaller bedroom alongside a separate reception/bedroom, while the larger bedroom sits just beyond. The rooms are bright and full of personality, with stripped wooden floorboards, fireplaces and cornicing among the details that nod to the flat's Warner heritage.

Continue along the landing and you'll find the bathroom, finished with grey walls, white tiling and a bath with shower above. Beyond this is the second reception room, a lovely living space with built-in shelving and stripped floorboards. From here, an open doorway leads through to the kitchen, where muted cabinetry is paired with tiled splashbacks and wooden flooring. A door from the kitchen opens onto the balcony, with steps providing access down towards the garden.

The separate dining room gives you another useful living space,

with room for a table as well as a sofa, and its position beside the kitchen makes it particularly practical day to day. Outside, the flat has its own section of garden, with established planting, mature greenery and space for outdoor seating. The property is also being offered chain free.

WHAT ELSE?

- St James Street has plenty close at hand, including Pillars Brewery at the Crate Building and Milk St James for coffee, breakfast and lunch.
- Walthamstow Central offers Victoria line and London Overground connections, while the High Street and 17&Central cover plenty of everyday essentials, food and shopping.
- Central Walthamstow has a strong cultural side too, with Soho Theatre Walthamstow on Hoe Street and Lloyd Park offering a generous stretch of green space nearby.



A WORD FROM THE 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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