



Bedroom  
10'9" x 13'1"

Bedroom  
13'10" x 10'9"

Bathroom  
7'9" x 9'10"

Reception Room  
11'5" x 9'7"

Kitchen  
11'5" x 4'11"

Garden  
71'10" x 35'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## WARNER ROAD, WALTHAMSTOW

Offers In Excess Of £530,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Stunning Private Garden
- Immaculately Presented
- Lounge Diner
- Close to St James Street Station & Blackhorse Road Station
- Walking Distance to Walthamstow Wetlands

A beautifully presented two bedroom ground floor ex Warner maisonette on a quiet residential street in Walthamstow, well placed for both St James Street and Blackhorse Road stations. With Walthamstow Wetlands also within walking distance, this is a home that combines classic Warner proportions with a lovely sense of ease and a private garden to the rear.

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#### IF YOU LIVED HERE...

You'd step through your own front door into a side hallway, which gives the layout a practical and well ordered feel from the outset. At the front of the home are both bedrooms, each with good proportions and a calm, restful feel. The larger of the two is especially generous, while the second would work beautifully as a guest room, study or nursery, depending on your needs.

Moving further through, the bathroom is notably spacious, finished in a clean and simple style. Beyond this sits the reception room, a welcoming space that works well as a lounge diner, with enough room to stretch out properly and settle in. At the rear, the kitchen is neatly arranged in a galley style layout, with shaker cabinetry, dark worktops and a door opening directly onto the garden.

That garden is a real highlight, offering a lovely sense of privacy and plenty of outdoor room to enjoy in warmer months. Altogether, this is an immaculately presented ex Warner

maisonette with a layout that feels practical, comfortable and easy to live in.

#### WHAT ELSE?

St James Street station is close by for Weaver line services, while Blackhorse Road offers Victoria line and Overground connections for quick journeys across London.

Walthamstow Wetlands is within walking distance, bringing expansive green space, walking routes and waterside scenery close to home.

The local stretch around St James Street and Blackhorse Lane has plenty of independent appeal, from coffee shops and neighbourhood eateries to breweries and weekend spots.



#### A WORD FROM THE OWNERS...

"We've loved our time living on Warner Road. We were immediately drawn to the flat and the fact that the light streams in all day long thanks to it being end of terrace. The garden has been an oasis, a completely private space where we've been able to relax with a coffee in the morning, and a glass of wine in the evening. Aside from the flat itself and the warm, welcoming residents on the street, we'll miss the many amenities on our doorstep. Exale and the breweries have been a favourite, while long Saturdays at Lloyd Park Market and its variety of diverse food stalls have been a highlight. You can have any cuisine you want in Walthamstow, which will be sorely missed! We love how convenient it is living here too, and the fact that you can be in central London in just 20 minutes. We're only moving as we're looking to be closer to family outside of London. We'll always cherish our time in Warner Road. "

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