



P Permit holders only MW  
Mon - Sat  
8 am - 6.30 pm

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# Warner Road, Walthamstow

Offers In Excess Of  
£510,000

Tenure : Leasehold

Floor Area : 691.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Offers in excess of £510,000

Located on Warner Road in the vibrant area of Walthamstow, this charming first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Spanning an impressive 691 square feet, this two-bedroom Warner maisonette is offered on a chain-free basis, making it an ideal choice for both first-time buyers and investors alike.

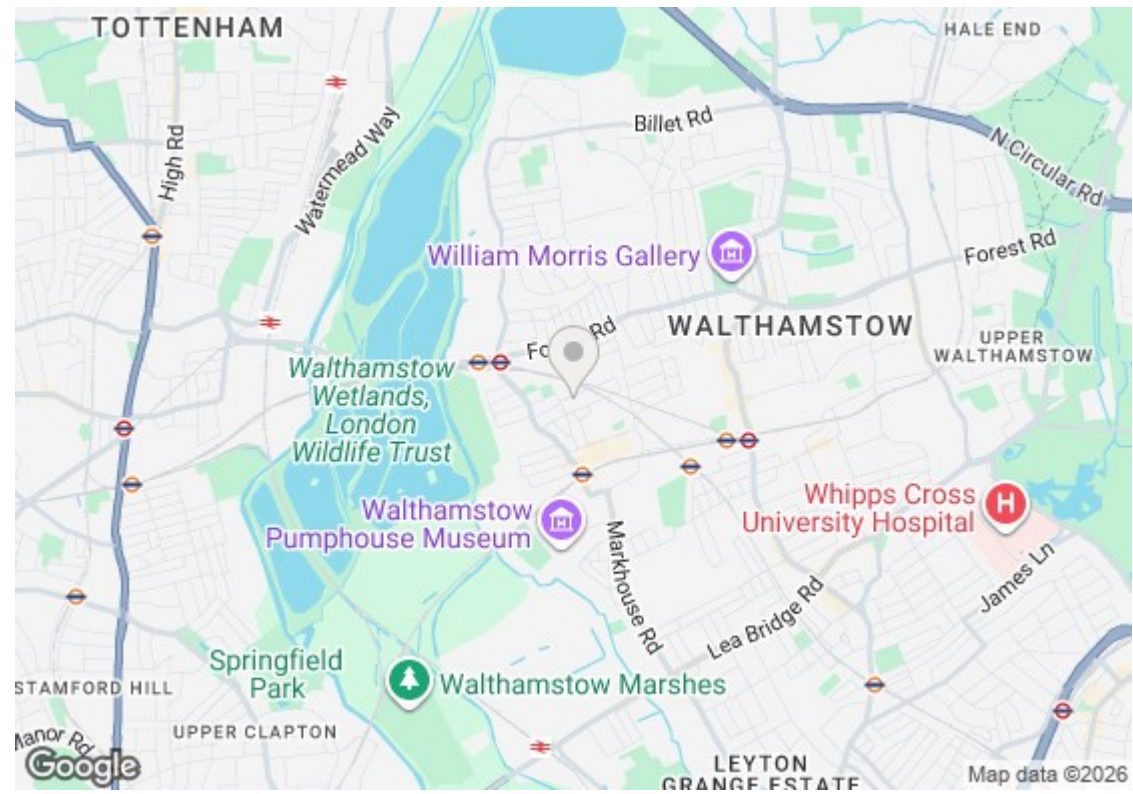
Upon entering, you will find an inviting kitchen diner that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow throughout the home. The property features two bedrooms, perfect for accommodating family or guests, alongside a modern bathroom that meets all your daily needs.

One of the standout features of this property is its own private rear garden, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months. The long lease adds to the appeal, providing peace of mind for future living or investment.

Location is key, and this flat does not disappoint. A short walk will take you to Blackhorse Road station, where you can easily access the Victoria Line, ensuring swift travel into central London. Additionally, you are just moments away from Walthamstow's renowned outdoor market, one of the longest in Europe, as well as the picturesque Walthamstow Wetlands, perfect for leisurely strolls and nature enthusiasts.

In summary, this delightful flat on Warner Road offers a blend of comfort, convenience, and outdoor charm, making it a must-see for anyone looking to settle in the heart of Walthamstow.







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- Chain Free Three bedroom First floor Warner Maisonette
- Lease in excess of 100 years
- Easy access to the Wetlands
- Potential to extend (STTP)
- own private rear garden
- Short walk to both Blackhorse Victoria Line Station & St James St Weaver Line Station
- Demise of the Loft included
- Private Garden

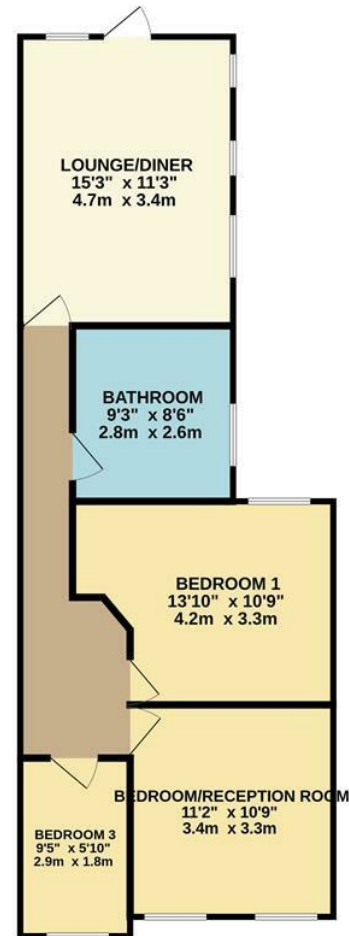
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GROUND FLOOR  
45 sq.ft. (4.2 sq.m.) approx.



FIRST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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