

Reception
10'9" x 13'1"

Bedroom
10'9" x 10'4"

Kitchen
8'2" x 8'1"

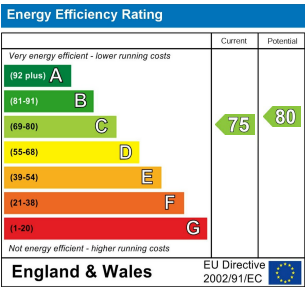
Bathroom
8'2" x 7'10"

Bedroom
11'7" x 11'0"

Storage

Garden
23'7" x 18'4"

Total Area: 64.2 m² ... 691 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



WINNS AVENUE, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold

2 Bed Maisonette



Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Immaculately Presented
- Section of Shared Garden
- Stripped Wooden Floors
- Next to Lloyd Park
- Quiet Residential Street

Set on a quiet residential street, this ground-floor ex Warner maisonette offers two bedrooms and a welcoming sense of ease from the moment you step inside. Stripped wooden floors bring warmth and character, while the property itself is beautifully presented, with a finish that feels thoughtful and assured. A section of shared garden provides an outdoor element, with Lloyd Park alongside, offering green open surroundings that form a defining part of the setting and outlook. The overall impression is of a home that feels composed and carefully maintained, offering an appealing balance of period character, outdoor space and a peaceful position within this established part of Walthamstow.

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IF YOU LIVED HERE...

The exterior presents a brick frontage with balanced proportions and period detailing, giving the home a quietly confident presence on the street. Tall windows bring symmetry to the façade, while the arched entrance creates a sense of character and arrival that feels both established and inviting.

Inside, original wood floorboards run through the hallway, immediately setting a welcoming tone. Built-in storage is neatly incorporated, and a glazed front door allows daylight to filter through, drawing the eye gently into the home. From here, the reception room unfolds with a calm, considered feel, where the floorboards add warmth and continuity and a fireplace provides a natural sense of structure. The layout feels settled and easy, suited to everyday living as well as slower moments at home. Nearby, a bedroom with a generous footprint has proportions that lend themselves comfortably to a range of uses.

Further along, the kitchen unfolds with cabinetry running along both sides, where gloss-finished deep olive tiling introduces colour and texture and warm wooden accents soften the overall look. A glazed door leads outside, creating a gentle connection to the garden and shaping the kitchen as a composed, light-filled setting. The bathroom continues the home's refined feel, finished in stone-toned tiling with timber cabinetry adding warmth and depth, and features a bath with an overhead rain

shower, giving the room a quietly indulgent, spa-like quality.

At the rear, the second bedroom enjoys twin windows that bring a sense of openness and ease, with proportions that support a restful atmosphere. Beyond, the shared garden offers a central lawn bordered by established planting and climbing greenery, with mature foliage creating a leafy, settled backdrop.

Life here is shaped by a strong sense of neighbourhood, with Lloyd Park just moments away offering open green surroundings alongside the William Morris Gallery, well loved cafés and a lively weekend market. Daily routines are well served by independent favourites, from Buhler and Co, known for its coffee and relaxed café atmosphere, to The Italian Bakery, popular for its pizzas and Italian-inspired fare. Social life is anchored locally at The Bell, while culture sits close at hand with Soho Theatre Walthamstow, bringing a varied programme of comedy, theatre and live events. It's an area that blends creativity, community and convenience, with an established rhythm and plenty to enjoy close by.

WHAT ELSE?
Walthamstow Central station is around a 15-minute walk away, providing access to the Victoria line and Overground services for straightforward journeys across London. A strong network of local bus routes runs through the area, offering further flexibility for getting around and connecting easily with surrounding neighbourhoods.



A WORD FROM THE OWNER...

"We have absolutely loved starting our lives together in Winns Avenue. We have been so lucky to have Lloyd Park on our doorstep and have enjoyed getting coffee and pastries from the market most weekends. Our neighbours are wonderful and the street itself is so quiet - and our cat, Turner, has become a bit of a local celebrity! We've loved spending summer evenings in the garden BBQing and lazy Sunday mornings listening to church bells from our bedroom. Sodo Pizza, Forest Wines, The Queens Arms and The Nags Head are some of our favourite local haunts and well worth a visit. We will be very sad to leave but the blow is softened by the fact we only intend on moving round the corner!"

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