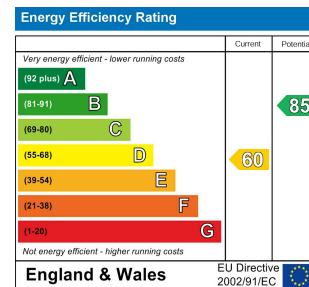


TOTAL APPROX. FLOOR AREA 1040 SQ.FT. (96.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.
 Made with Metropix ©2018

- Living room 11'9" x 10'5"
- Living room 11'1" x 11'1"
- Kitchen 8'6" x 7'10"
- Bedroom 14'1" x 10'5"
- Bedroom 11'1" x 8'2"
- Bathroom 8'6" x 8'2"
- Bedroom 17'0" x 11'9"
- Garden 40



LLOYD ROAD, WALTHAMSTOW

£2,850 Per Month
 3 Bed House - Mid Terrace



Features:

- Available March
- Families Only, No Sharers
- Mid terraced Ex Warner Home
- Three Double Bedrooms
- Arranged Over Three Floors
- Original Features
- 40ft Rear Garden
- Original Features Close Proximity to Blackhorse Road Tube

A three bedroom terrace in Walthamstow's signature Warner style, lovingly developed over three floors and finished to a very high standard with plenty of vintage style and original features. It's all located on the borders of Lee Valley Park, with Blackhorse Road tube just a short jaunt away.

You also have a private rear garden – a generous forty foot mix of raised decking, slate, kitchen garden beds and zero maintenance patio perfect for barbecues, secluded behind timber fencing and ending in a mature elm tree and a handy shed.

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IF YOU LIVED HERE

You'll be entertaining in your twenty three foot long through lounge; dual aspect with original sashes on the large bay window to the front, lovingly restored vintage timber floorboards underfoot and a pristine ebony hearth. The dining area to the rear has a leafy garden view and plenty of space for hosting.

Head into the garden for a bright, welcoming space decked out in striking red metro tiles and timber worktops with a full suite of fitted cabinets and

appliances. Upstairs and your first bedroom is a generous 150 square feet, with more vintage timber underfoot and another ebony hearth. Bedroom two's a generous single while the family bathroom's a spacious, bright, tranquil space in white.

Finally the second floor is entirely devoted to your beautifully designed penthouse master bedroom. An impressive 200 square feet, with twin skylights, under eaves storage and a glorious floor to ceiling window with views over the whole borough.



WHAT ELSE?

- Blackhorse Road tube (Victoria Line) is less than five minutes on foot and St James Street is less than ten minutes on foot which will get you directly to Liverpool Street in just twenty minutes, putting the City well within a half hour, door to door.
- Fancy some nature under your feet? Walthamstow Wetlands, our 500 acre, award-winning nature reserve is just a half mile on foot, free to enter and with loads to do and see all year round.
- There are seventeen primary/secondary schools with a one mile radius, all rated 'Good' or better by Ofsted.

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