



Reception
17'0" x 12'1"

Hallway
29'10" x 5'10"

Bedroom
11'1" x 10'9"

Kitchen
9'2" x 8'2"

Bathroom
10'9" x 6'2"

Bedroom
12'1" x 11'5"

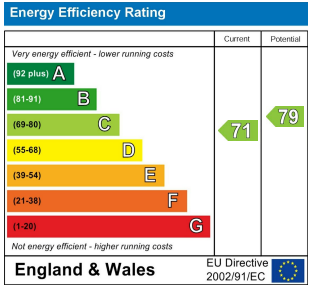
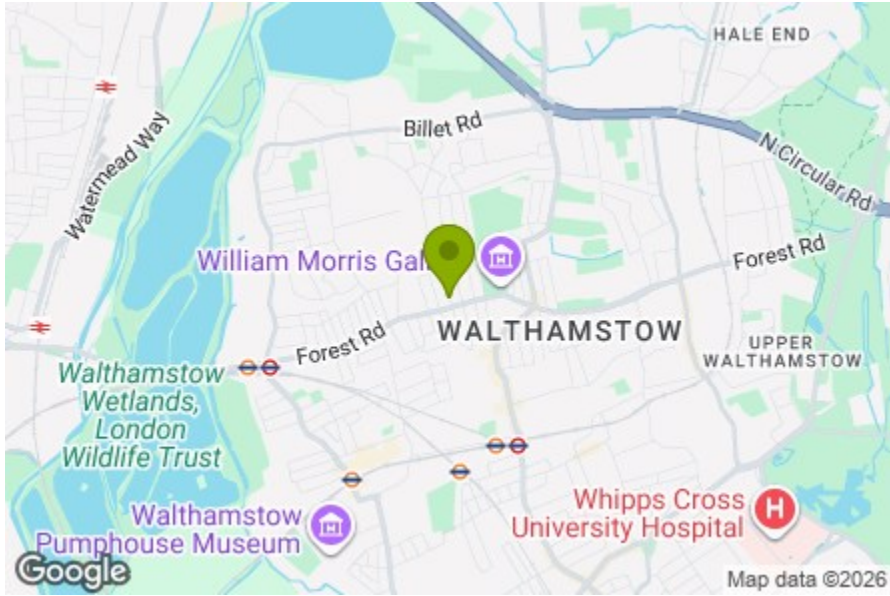
Garden

1ST FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 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.

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MERSEY ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor Warner Flat
- Well Presented
- Own Front Door
- 33 Ft West Facing Shared Garden
- Over 800 Sq Ft
- Moments from Lloyd Park
- Quiet Residential Street

Set on a quiet residential street, this well-presented first-floor Warner flat combines generous proportions with a much sought-after location. Accessed via its own front door, the layout offers over 800 sq ft of internal accommodation arranged across two bedrooms, creating a sense of scale rarely found at this level. To the rear, a west-facing shared garden stretches to approximately 33 ft, providing a valuable outdoor extension to the home. Lloyd Park is moments away, bringing green open space and cultural highlights close at hand, while the surrounding streets retain a peaceful, residential feel that remains firmly connected to the wider area.

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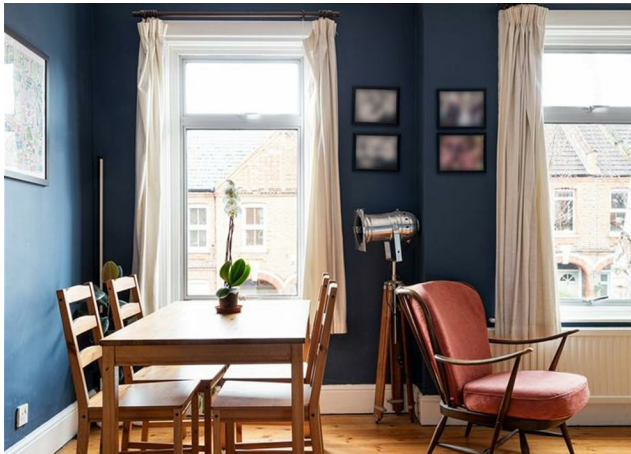
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IF YOU LIVED HERE...

A striking period frontage defined by rich red brickwork, arched detailing and well-proportioned windows gives the house a confident and attractive street presence, with architectural touches that lend depth and individuality to the façade. Stepping inside, the entrance hall leads up to the first floor, where warm wood flooring immediately sets a welcoming tone, running through the hallway and creating a natural sense of flow.

To the front, the reception room is generous and full of atmosphere, where deep-toned walls pair with timber floors to create a rich backdrop. Three tall windows draw in plentiful natural light, enhancing the scale of the room and highlighting its elegant proportions. The layout allows for clearly defined living and dining areas, making it equally suited to relaxed evenings or hosting friends. A bedroom finished in soft tones follows, offering a settled and versatile feel that adapts easily to different uses.

The kitchen is thoughtfully arranged, with generous stretches of worktop and a pleasing sense of order that invites time spent cooking. Daylight from the window keeps the room feeling bright, while the balanced layout supports everyday use with ease. Moving on, the bathroom is beautifully finished, with striking tiled walls and patterned flooring adding visual interest. A bath and a separate shower sit comfortably within the room, creating a setting that feels indulgent and thoughtfully

arranged.

To the rear, the second bedroom feels quietly removed, with two windows bringing in generous daylight and warm wood flooring continuing the sense of cohesion found throughout the home. Outside, a shared garden stretches out with a long lawn bordered by established greenery and mature planting, offering plenty of room to sit, grow or simply enjoy the leafy outlook.

The surrounding area offers a lively mix of green space, culture and independent favourites. Lloyd Park sits just minutes from your door, home to the William Morris Gallery alongside a collection of cafés and a popular weekend market. Nearby streets are dotted with well-loved spots, including Bühler & Co, known for its relaxed café setting and seasonal menus, and The Italian Bakery, a local favourite for pizza and informal Italian dining. The Bell offers a welcoming pub atmosphere for food and drinks, while Soho Theatre Walthamstow adds a cultural highlight with its programme of comedy, theatre and live events.

WHAT ELSE?

Walthamstow Central station is around a 15-minute walk away, offering access to the Victoria line alongside London Overground services for connections across the city. Blackhorse Road station is also within reach at 18 minutes on foot, providing further Victoria line access as well as Overground services.



A WORD FROM THE OWNER...

"We have absolutely loved our time here and are sad to be moving on. The Lloyd Park area is incredibly lively with loads to do - great cafes and shops, addictive bakeries, the Soho Theatre and Forest Cinema, the beautiful park itself, the weekend food market, the Wetlands and great transport links. It's an easy walk to either Walthamstow Central or Blackhorse Road, and there are several main bus routes nearby including the Superloop.

It's also close to several great schools and nurseries, for those with young kids on the horizon!

The flat itself is wonderfully airy due to the high ceilings, and we've maximised storage space as much as possible, with additional out of sight shelving. We love having a separate shower and bath (no clammy shower curtains!) which seems to be a rarity in Warner flats. We've kept the shared garden undivided, which has allowed for some great BBQs and parties; we even grow raspberries out there. The shed is great for storing garden supplies and also for additional dry storage for boxes and large items like bikes.

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