

Bathroom
5'11" x 9'2"

Reception Room
10'10" x 11'1"

Bedroom
13'10" x 10'10"

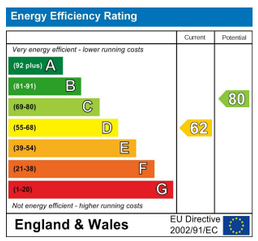
Bedroom
7'8" x 9'10"

Dining Room
11'1" x 9'9"

Kitchen
11'2" x 5'3"

Garden
59'0" x 32'9"





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WARNER ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Leasehold

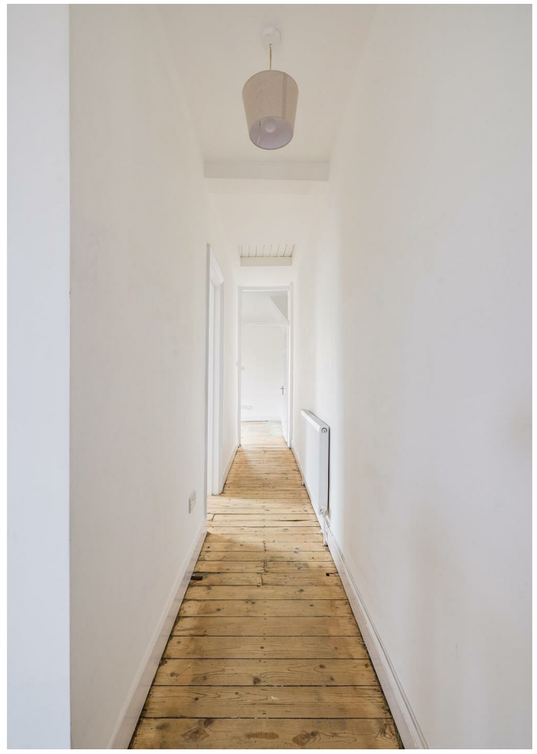
2 Bed Flat

Features:

- Two Bedrooms
- First Floor Ex Warner Maisonette
- Private Section Of Garden
- Chain-Free
- Short Distance To Blackhorse Road Station
- Easy Access To Walthamstow Wetlands
- Stripped Wooden Floorboards
- Quiet Residential Location

Set on a quiet residential street in Walthamstow, this chain-free, two bedroom first floor ex-Warner maisonette offers a balance of period character and practical living space. With stripped wooden floorboards, a private section of garden and Blackhorse Road station nearby, it's a welcoming home in a well-connected corner of E17, with Walthamstow Wetlands and independent favourites within easy reach.

REQUEST A VIEWING
0203 397 9797















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IF YOU LIVED HERE...

Step inside and head upstairs, where you'll find a thoughtfully arranged home with natural light and original charm. The reception room sits at the front, with two windows, white walls and stripped wooden floorboards bringing warmth to the space. Along the hallway, the main bedroom enjoys similar finishes, while the second bedroom offers flexibility for guests, a nursery or a home office.

Towards the rear, the dining room provides a separate space for meals and entertaining, with a window drawing in daylight. Beyond this, the kitchen features white cabinetry, dark worktops and white splashback tiling, with a door leading outside. The bathroom, positioned at the front of the property, is finished with neutral tiling, a bathtub and an overhead shower.

Outside, your private section of garden offers a retreat from city life. With established trees, fencing and space to make your own, there's potential for planting, outdoor dining or enjoying a quiet afternoon. It's a lovely addition to a home that already has plenty to offer.

WHAT ELSE?

- Blackhorse Road station is a short distance away, offering Victoria line connections towards King's Cross and Oxford Circus, alongside London Overground services.

- Walthamstow Wetlands is within easy reach, offering acres of open water, walking trails and wildlife, perfect for weekend wandering.

- Blackhorse Lane is home to independent favourites, including Big Penny Social, Renegade Urban Winery and Signature Brew, bringing food, drink and local creativity to the neighbourhood.



WORD FROM THE EXPERT...

“I love living in Walthamstow – it’s got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you’re in London. Plus, with brilliant transport links, it’s so easy to hop on the Tube or Overground and be in Central London in no time at all”.

KENAN KRKIC
E17 ASSISTANT BRANCH MANAGER

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