

Lounge/Diner
17'2" x 11'1"

Kitchen
11'1" x 11'6"

Bathroom
7'11" x 7'7"

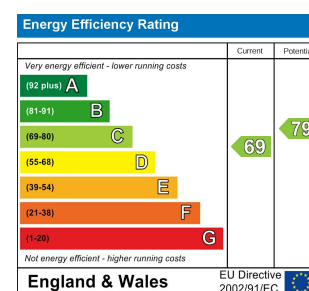
Storage

Bedroom
10'8" x 10'5"

Garden
27'0" x 8'5"

Total Area: 59.5 m² ... 640 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.



BLYTH ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
1 Bed Maisonette



Features:

- One Bedroom
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Kitchen Diner
- Own Front Door
- Private Section Of Rear Garden
- Short Walk to Lea Bridge Station

This first-floor maisonette offers 640 sq ft of thoughtfully arranged living space in a characterful Victorian conversion. Inside, you'll find a property that's beautifully presented and includes a double bedroom, a kitchen/diner and a separate reception area. A private section of the rear garden adds useful outdoor space, while the location strikes a good balance between residential calm and city access, just 12 minutes on foot (or a five-minute cycle) to Lea Bridge Station. From there, you're one stop from Stratford (for Central Line and National Rail connections) and one stop in the other direction to Tottenham Hale (for the Victoria Line and Stansted Express).

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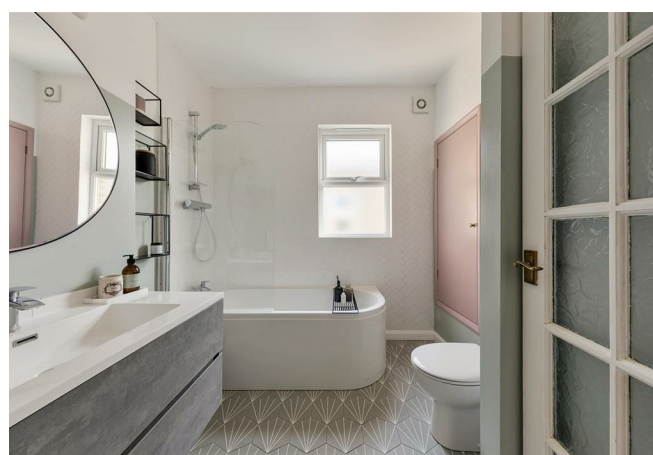
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IF YOU LIVED HERE...

Warner homes are cherished for their blend of character, practicality, and history. Built with craftsmanship that has stood the test of time, they offer generous layouts and solid construction, paired with enduring charm. This maisonette greets you with its own private front door—a small detail that makes a big difference. Head upstairs to the first floor, where the home opens out.

The reception room stretches to 190 sq ft, filled with natural light from a striking triple window set. Engineered oak flooring flows seamlessly through the property, while the chimney breast has been thoughtfully updated with built-in alcove shelving painted in deep charcoal and a recessed display nook for a clean, modern touch.

The double bedroom, a comfortable 115 sq ft, feels calm and restful with its neutral palette, soft carpet underfoot, and a leafy garden outlook. On the landing opposite, bespoke cupboards provide smart storage, making the most of every inch of space.

The bathroom is beautifully finished with a curved bath and shower, surrounded by white chevron tiling. A floating vanity adds a contemporary edge, while grey geometric floor tiles and a built-in cupboard with a muted pink door bring character and warmth.

In the kitchen, design and function come together beautifully. Reclaimed parquet flooring and an exposed brick chimney breast set the tone, while a suite of basalt blue cabinets with brushed brass handles conceal integrated appliances. A sunken Belfast sink completes the look, with twin windows framing leafy views of the garden below.

Outside, your private stretch of Trulawn is bookended by patio areas, giving you versatile space to relax and entertain as you please.

The location adds even more appeal. Walthamstow Village, with its award-winning cafés, restaurants, and bars, is just a short bus ride away (the 58 stops around the corner). Lea Bridge Road's shops and cafés are closer still, and for green space, Leyton Jubilee Park is just eight minutes on foot.

WHAT ELSE?

- There's a secure bike hanger just down the road, join the Q2 Cycleway at the end of your street for easy access to the City.
- Walthamstow Leisure Centre is a mere ten-minute walk away, and features racquet courts, a gym and fitness classes.
- Leyton's oldest pub, The Hare and Hounds, is just a four-minute walk away and serves up a mouth-watering menu.
- Westfield Stratford City has all your favourite brands under one roof and a



A 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."

WILLIAM JACKSON
E17 ASSISTANT MANAGER

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