

Reception Room  
11'7" x 11'1"

Kitchen  
8'3" x 7'10"

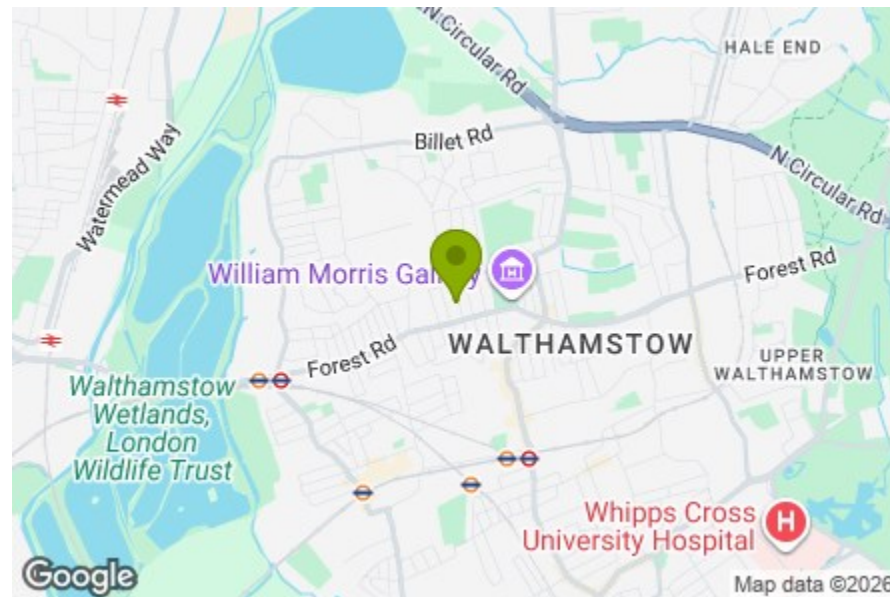
Bathroom  
8'3" x 8'1"

Bedroom  
10'7" x 10'5"

Bedroom  
13'1" x 10'7"

Garden  
36'1"

Total Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## MERSEY ROAD, WALTHAMSTOW

Offers In Excess Of £499,995 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Section of Shared Rear Garden
- Share of Freehold
- Lloyd Park Location

This beautifully presented ground floor ex-Warner maisonette sits in a sought-after pocket of Walthamstow, offering the perfect blend of heritage and homely comfort. With two well-sized bedrooms, a generous footprint and a section of shared rear garden, the property balances classic design with thoughtful modern touches. Set within an iconic red-brick terrace and benefiting from a share of freehold, it forms part of a thriving community known for its leafy streets, independent spirit and proximity to the much-loved Lloyd Park. A timeless home in one of the area's most desirable neighbourhoods.

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#### IF YOU LIVED HERE...

Set behind a leafy tree and neatly trimmed hedge, this Victorian home has character with a smart, inviting entrance. Arched brickwork, original detailing and sash windows add appeal, while the deep-toned front door creates a striking contrast.

Inside, a light-filled hallway stretches out over original timber boards, offering a tranquil introduction to the home. The under-stair nook provides a practical spot for storage or display. At the front, a spacious double bedroom with a bay window draws in natural light, while its generous scale and ample wall space offer potential for bespoke built-in storage. Further along, the second bedroom continues the period style with stripped wood flooring and a cast iron fireplace, its layout lending itself just as easily to work or rest.

The bathroom has been elegantly styled with panelled walls and monochrome tiled flooring, centred around a roll-top bath. A large window and built-in cabinetry enhance both the look and function of the space. In the kitchen, white cabinetry and timber worktops sit against bold walls and metro tiling, while a patterned floor brings energy to the design.

To the rear, the reception room is calm and inviting, with soft tones, warm natural light and glazed doors opening directly onto the garden. Original floorboards continue

to run underfoot, while the layout offers ample space to lounge, entertain or unwind. This is a room that feels effortlessly relaxed yet refined—a peaceful retreat that draws the outdoors in and completes the flow of the home. Outside, the shared west-facing garden features a decked dining area, lawn and mature greenery.

The surrounding area offers a vibrant mix of culture, green space and independent spirit. Just a short stroll away, Buhler and Co serves creative brunches in a laid-back, welcoming setting. Walthamstow Village is also within easy reach—a leafy conservation area known for its historic homes, boutique shops and lively food scene. Big Penny Social, part of the Walthamstow Beer Mile, is perfect for casual gatherings, live music and craft brews, while the new Soho Theatre outpost brings a splash of cutting-edge comedy to the neighbourhood. Greenery abounds, with Lloyd Park just moments away—ideal for walks, picnics or a visit to the William Morris Gallery—and the vast Walthamstow Wetlands offering waterside trails and birdlife at the city's edge.

#### WHAT ELSE?

Both Walthamstow Central and Blackhorse Road stations are within easy walking distance, each taking around 15 minutes on foot. Between them, you'll have access to the Victoria Line, London Overground and National Rail, making travel across the city swift and straightforward. A wide choice of local bus routes also connects you to neighbouring areas like Clapton, Leyton, Hackney and Tottenham, offering excellent links in every direction.



#### A WORD FROM THE OWNERS...

"We've absolutely loved our time here — whether it's Saturday strolls to the farmer's market at Lloyd Park or evening walks towards the breweries on Blackhorse Lane, everything's within easy reach. Summer evenings have been a highlight, with the back doors wide open, the BBQ going, and plenty of space to relax as a family or entertain friends. The neighbourhood is full of great cafes and independent shops, and just a short 15-minute walk brings you to Walthamstow Village with its buzzing restaurants, bars, and boutiques. There are several nurseries nearby and we're in the catchment area for some excellent schools. We've made so many friends here — through chats with neighbours or bumping into familiar faces in the park. There's a genuine sense of community, and it's been a wonderful place for both young family life and commuting. We'll be very sad to say goodbye!"

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