



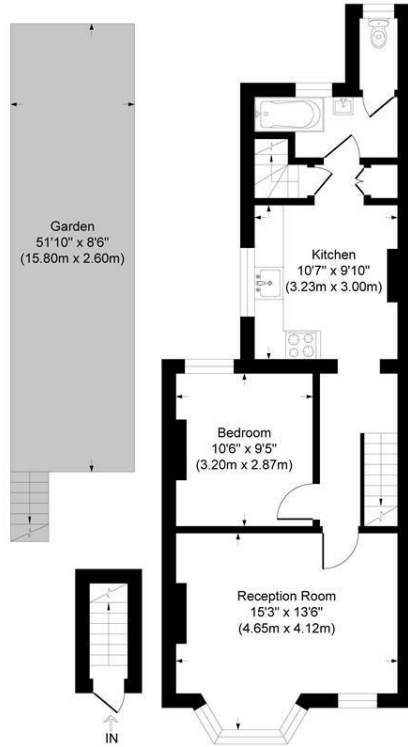
## Carr Road, Walthamstow, Waltham Forest

A classic and beautifully presented Warner flat located in the much desired surroundings of Lloyd Park.

This beautiful first floor residence is set on one of the most popular streets near Lloyd Park with all the charm and character you should expect from a Warner flat. The spacious, bay fronted lounge to the front has an incredibly welcoming vibe with original wooden floors, bespoke built-in storage and a working wood burner. Adjacent to this room is the main principal bedroom, again with original wooden floors, built-in storage and tasteful décor. The L-shaped Kitchen features dark green units with wooden work surfaces, metro tiles and plenty of storage whilst the bathroom to the rear, separated by a small landing space, is equally as well finished with white metro tiles, shower over bath and even more storage. It is this very landing space that you will find access down to the shared rear garden. With a mixture of patio, lawn and planters as well as a favourable west-facing aspect, it is the perfect place to sit back, relax and enjoy the evening sun.

**£400,000**

- Warner Built Property
- End Of Terrace
- First Floor Flat
- Lloyd Park Location
- Leasehold
- Beautifully Presented
- Planning Permission Previously Granted For Loft
- 0.7 miles to Walthamstow Central
- Shared Rear Garden
- 551 Sq Ft (51.1 SQ M)



settle.

## Carr Road

Approximate Gross Internal Area  
Total = 51.1 sq m / 551 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

powered by:

**THE360IMAGE**  
www.the360image.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		50	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	