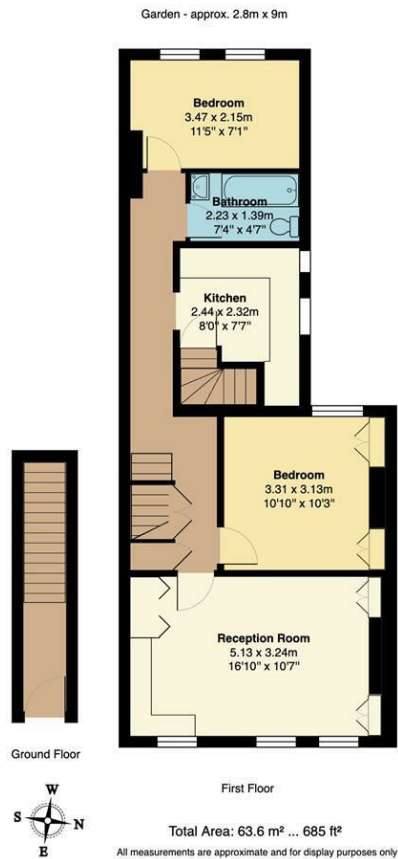




Reception Room
16'9" x 10'7"

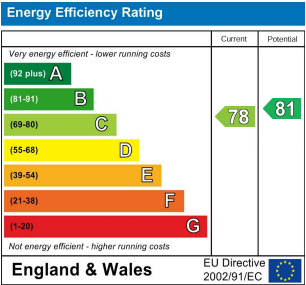
Bedroom
10'10" x 10'3"

Kitchen
8'0" x 7'7"

Bathroom
7'3" x 4'6"

Bedroom
11'4" x 7'0"

Garden
9'2" x 29'6"



BEMSTED ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
2 Bed Maisonette



Features:

- Ex Warner Maisonette
- Two Bedrooms
- First Floor
- Beautifully Presented
- Original Period Features
- Bespoke Cabinetry
- Own Section of Rear Garden
- Moments From Lloyd Park

A beautifully presented two-bedroom ex-Warner maisonette in Walthamstow, with characterful interiors, bespoke cabinetry and its own section of rear garden. Set on the first floor and moments from Lloyd Park, you've got plenty of green space nearby, along with the William Morris Gallery and a good choice of local cafés, pubs and everyday amenities.

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IF YOU LIVED HERE...

Your own front door opens to a private staircase leading up to the first floor, where the reception room sits at the front of the maisonette. It's a particularly lovely space, with three windows bringing in plenty of natural light, pale timber flooring and original detailing overhead. Bespoke cabinetry has been worked neatly into the room, providing plenty of storage without taking away from its calm, open feel.

The first bedroom is next along the hall, finished in warm pink with more beautifully made cabinetry spanning sections of the walls. Continue towards the rear and you'll find the kitchen, where deep green units are paired with white worktops, timber shelving and pale pink tiling. The bathroom sits just beyond, with a bath and shower above, rich red panelling and white tiling creating a bold contrast. The second bedroom is positioned at the very rear, overlooking the garden, with pale timber flooring and a simple, bright finish.

Outside, the maisonette has its own section of rear garden, a long space with gravel underfoot, established planting along the boundary and a raised seating area at the far end. Lloyd Park is also moments away, so you're particularly well placed when a little more greenery is called for.

WHAT ELSE?

- Lloyd Park is close by, home to the William Morris Gallery as well as tennis courts, a skate park, outdoor gym, play areas and plenty of open green space.
- Buhler and Co on Chingford Road is a popular nearby spot for coffee and brunch, while The Bell Walthamstow on Forest Road has the pub side of things covered.
- Blackhorse Road and Walthamstow Central are both within easy reach, giving you a choice of Victoria line and Overground connections for journeys across London.



A WORD FROM THE OWNER...

"Living in a Warner flat means owning a little piece of London history, but taking the time to add custom, built-in joinery throughout every room has given us the best of both worlds: historic character with modern functionality.

E17 is a uniquely special place. Being able to step out the front door and be in Lloyd Park or the Walthamstow Wetlands in minutes has made living here ideal. On the days we feel more up for a pint than a walk, you have the Tavern on the Hill just a short stroll away.

The street is so quiet and has a real community feel (word to the wise: definitely attend the annual street party, it's great fun!), and the low-maintenance garden we redesigned has been our favourite retreat in the warmer months. This has been a wonderful first home, and we hope the next owners love it just as much."

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