

Reception Room  
11'4" x 10'9"

Kitchen  
11'4" x 8'2"

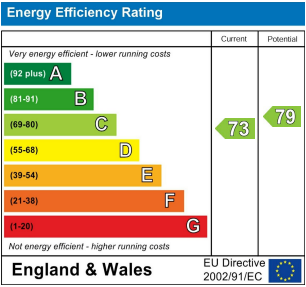
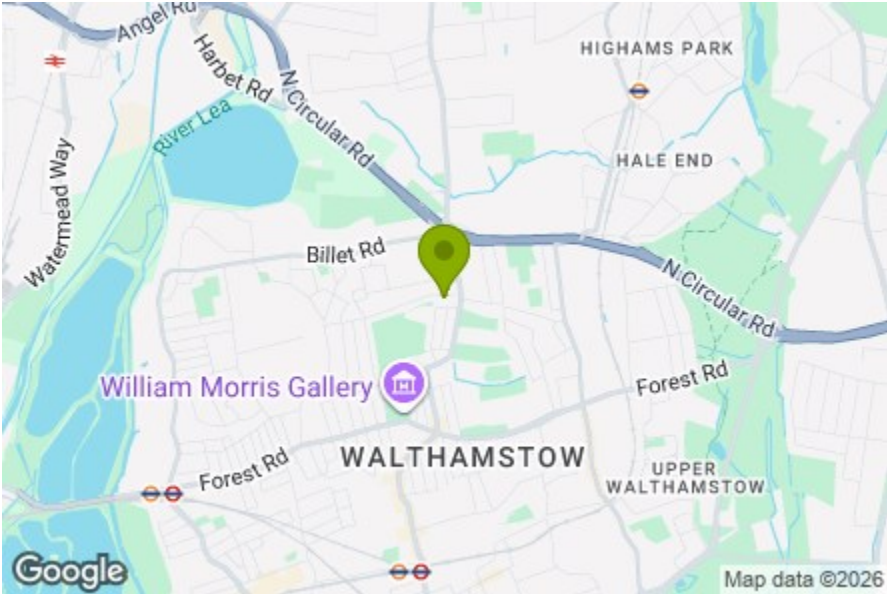
Bathroom  
7'11" x 7'9"

Bedroom  
10'8" x 10'5"

Bedroom  
10'8" x 10'5"

Bedroom  
10'8" x 10'5"

Garden  
19'8"



## BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Lloyd Park Location
- Section of Rear Garden
- Immaculately Presented

Just a short stroll from Walthamstow's much-loved Lloyd Park, this two-bedroom ex-Warner maisonette combines timeless character with a smart, practical layout. Highlights include a spacious lounge, bright kitchen, your own front door, and a south-facing private section of the rear garden.

Walthamstow Central station is within walking distance — or just a quick bus ride — giving you excellent links to central London. Closer to home, the neighbourhood is packed with fantastic amenities, so you'll be tempted to stay local just as often.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

History lovers will appreciate the origins of your home: Warner properties were the vision of Walthamstow's first mayor, and their enduring popularity comes from distinctive features like handsome brickwork and arched porches.

Inside, at the rear, the reception room makes a great social space, filled with natural light and offering garden access, plus thoughtful touches such as bespoke carpentry.

The separate kitchen is another bonus — smartly designed with sleek units and integrated appliances. The bathroom is bright and generous in size too, finished with floor-to-ceiling large-format tiling. Both bedrooms are doubles, one with custom storage, giving you plenty of scope to add your own style.

Outdoors, your south-facing private section of the garden is full of mature greenery and makes a peaceful retreat. For more open space, Lloyd Park is just moments away, home to a skate park, playground, tennis courts, bowls club, dog park, cafés and the William Morris Gallery. Head towards the Bell

junction and Hoe Street, and you'll find an array of independents, from vegetarian café Buhler & Co to the award-winning YardSale Pizza and much-loved Ye Olde Rose & Crown pub.

Walthamstow Central is close by too — not only for quick links across London but also for the Centre17 mall and the buzzing High Street, the longest in Europe.

#### WHAT ELSE?

- If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is a very short stroll, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.

-The brand-new 950-seat Soho Theatre Walthamstow is now open, bringing West End-quality comedy, theatre, and live performance to your doorstep. Just 20 minutes from home, it's set to become a cultural hotspot for the area — perfect for a spontaneous night out or a regular dose of live entertainment without heading into central London.

- Looking for a new local? Try The Dog & Duck, which has a great vibe a great line in sourdough pizzas - it's two mins away!



#### 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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