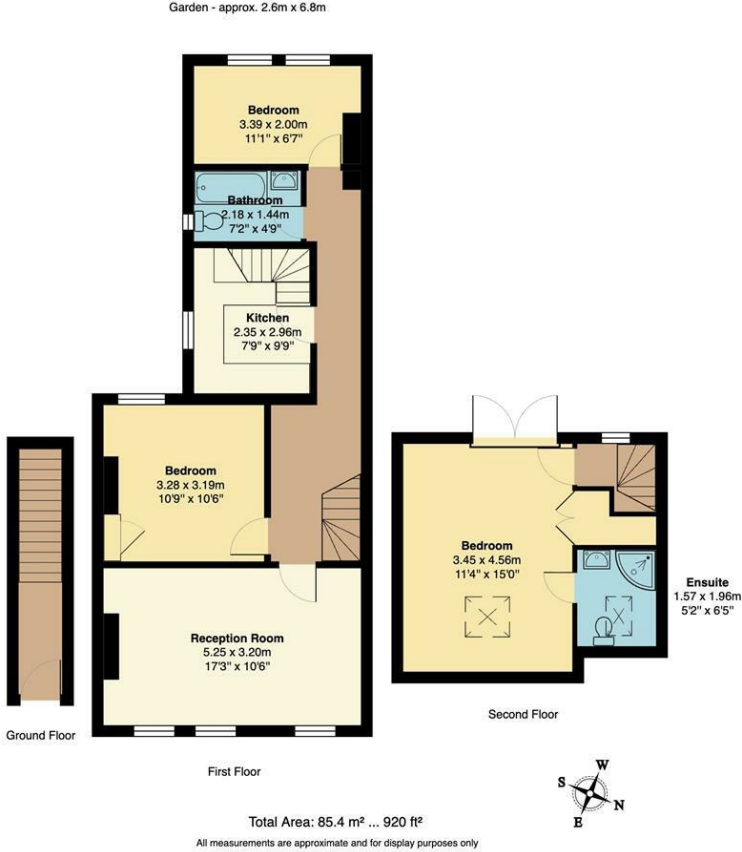




BLYTH ROAD, WALTHAMSTOW

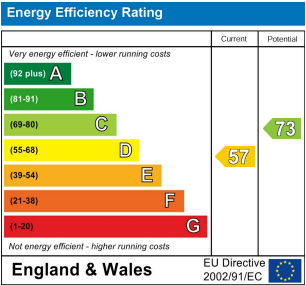
Offers In Excess Of £535,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Apartment
- First Floor
- Ex Warner Maisonette
- Beautifully Presented
- Private Garden
- Easy Access to St James Street Station

A beautifully presented three bedroom ex-Warner maisonette in Walthamstow, arranged across the first and second floors with a private garden. St James Street is within easy reach for the Overground, while the neighbourhood puts Walthamstow's excellent mix of independent food, drink and culture close at hand.



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IF YOU LIVED HERE...

The first floor begins with a wonderfully bright reception room, where dark herringbone-style flooring, crisp white walls and decorative corning create a warm, characterful backdrop. Two large windows draw in plenty of daylight, while an exposed brick chimney breast, fireplace and fitted shelving bring texture and personality. Alongside is the first of three bedrooms, currently arranged as a child's room, with the same calm, light finish.

The kitchen sits further along the first floor, finished with soft grey cabinetry, pale worktops and patterned flooring, with a window above the sink bringing in natural light. Beyond is the third bedroom, while the family bathroom is also on this level, combining white metro tiles with patterned flooring and a bath with shower above. The private garden is reached separately and has been simply landscaped with gravel, planting and a raised decked seating area.

Upstairs, the principal bedroom occupies the second floor. It's a

peaceful, light-filled space beneath the roofline, with exposed brickwork adding warmth and generous fitted wardrobes providing plenty of storage. French doors open to a Juliet balcony, while the adjoining en suite has a curved shower enclosure, contemporary vanity unit and patterned floor tiles. The result is a home that balances the familiar character of an ex-Warner with thoughtful, individual interiors.

WHAT ELSE?

St James Street is your nearest station, with direct Overground services towards Liverpool Street. Walthamstow Central is also accessible for the Victoria line and further Overground connections. Walthamstow's food and drink scene gives you plenty to explore, from Soho Theatre on Hoe Street to local favourites around St James Street and central Walthamstow. For time outdoors, Lloyd Park offers wide green spaces and is home to the William Morris Gallery, while Walthamstow Wetlands provides an altogether wilder escape a little further west.



A WORD FROM THE OWNER...

"We have loved living in this flat for the last five years. As first-time buyers, it was the perfect place to put down roots and, eventually, start a family.

The road has a wonderful community feel, and we have always loved how everyone looks out for each other. We feel incredibly lucky to have been so perfectly positioned between St James Street, Leyton, Clapton and Hackney, with so much on our doorstep.

Some of the things we have loved most about the area are being so close to the Walthamstow Marshes and enjoying walks along the canal, as well as Sunday roasts at some of our favourite local pubs, Hare & Hound and Princess of Wales, both within easy walking distance. We also love Pinch La Deli for its delicious sandwiches and coffee, and their regular supper clubs are not to be missed!

The transport links are excellent too, making it easy to get to all parts of London. It really has been the perfect place for us to call home, and we will be very sad to leave."

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