

Reception
10'10" x 13'6"

Bedroom
9'3" x 10'4"

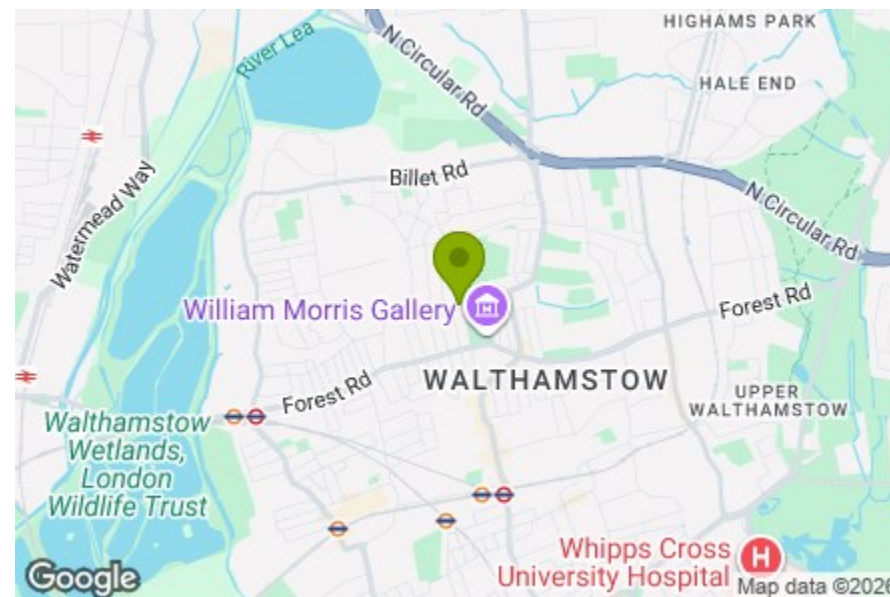
Kitchen
9'9" x 10'7"

Bathroom

Outdoor Storage

Garden
52'1" x 15'1"

Total Area (Excluding Outdoor Storage): 44.5 m² ... 479 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CARR ROAD, WALTHAMSTOW Offers In Excess Of £400,000 Leasehold 1 Bed Flat



Features:

- Ground Floor Ex-Warner Flat
- One Bedroom
- Original Features
- Well Presented
- Section of Rear Garden
- Lloyd Park Location

A beautifully designed one-bedroom ground-floor ex-Warner apartment, offering just as much charm as it does convenience.

Not only does it come with its own private section of the rear garden, but Lloyd Park runs parallel with Carr Road, meaning you can be enjoying the landscaped grounds of Walthamstow's oldest green space within moments of stepping through that iconic arched front door.

And when it's time to venture further afield, Walthamstow Central is just a 17-minute walk away, taking you directly to Oxford Circus or Liverpool Street in around 20 minutes via the Victoria line or Overground.

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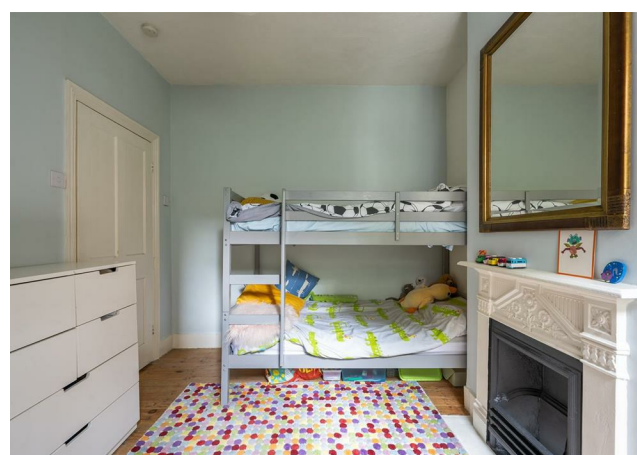
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IF YOU LIVED HERE...

Take pride in knowing your home was conceived by Walthamstow's first mayor, Sir Thomas Courtenay Warner. There's a reason these properties remain so popular today; their instantly recognisable features are as desirable as ever, and this one has them in abundance...

Your front reception has been beautifully preserved, with thoughtful updates including spotless decor and a restored fireplace, all bathed in light from the generously sized windows. The spacious double bedroom continues the theme, with immaculate finishes and plenty of storage thanks to the alcove snugs beside the chimney breast.

The kitchen strikes the perfect balance between character and modernity, with sleek timber worktops, high-spec appliances, smart units and a traditional radiator. This style carries through to the pristine bathroom, where rustic-style quarry tiles and vintage-inspired fittings create a timeless feel.

Step outside to discover your own private section of the large rear garden, bursting with greenery. It's a tranquil spot, yet Lloyd Park is just moments away, offering not only open lawns and landscaped gardens but also two cafés, the William Morris Gallery, a skatepark, playground, tennis courts and a dog enclosure.

Beyond, Hoe Street is thriving with youthful energy, its mix of independent businesses, eateries and cultural spots regularly putting the area on the map as a "must visit" in the press. From Sodo to YardSale Pizza to Shri Lakshmi, you'll never be short of options.

And now, with the 950-seat Soho Theatre Walthamstow open less than a ten minute walk away, world-class entertainment is right on your doorstep, cementing E17's reputation as one of London's most exciting neighbourhoods to call home.

WHAT ELSE?

- You're spoiled for choice when it comes to local pubs; Ye Olde Rose and Crown and The Dog & Duck are much-loved by the community and can be reached within around ten minutes on foot.
- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.
- For essentials and more amenities, head to Walthamstow Central, where you'll find Europe's longest market on the High Street, the Forest cinema and the chains found in the 17&Central shopping centre.



A WORD FROM THE OWNER...

"This is a nice flat right next to Lloyd Park, which has a little museum and is handy for exercise and the food market. You can walk to the village for food, Blackhorse Road for the breweries, nice pubs like the Rose and Crown and get some culture at places like the Soho theatre. There are plenty of great cafes (eg try Buhler) and other food options. You could do a course at Blackhorse workshop, yoga at East of Eden or go swimming/gyming at the Feel Good Centre. A bit further away you have Epping Forest, the Wetlands and the marshes. Central London is quick by tube or overground. Or you can just have a bbq/coffee sat in the garden."

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