

Reception Room
17'2" x 12'5"

Bedroom
10'10" x 10'7"

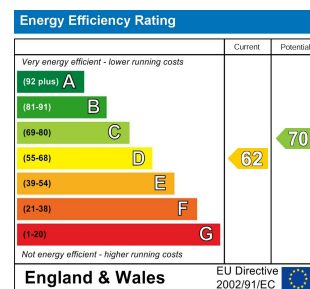
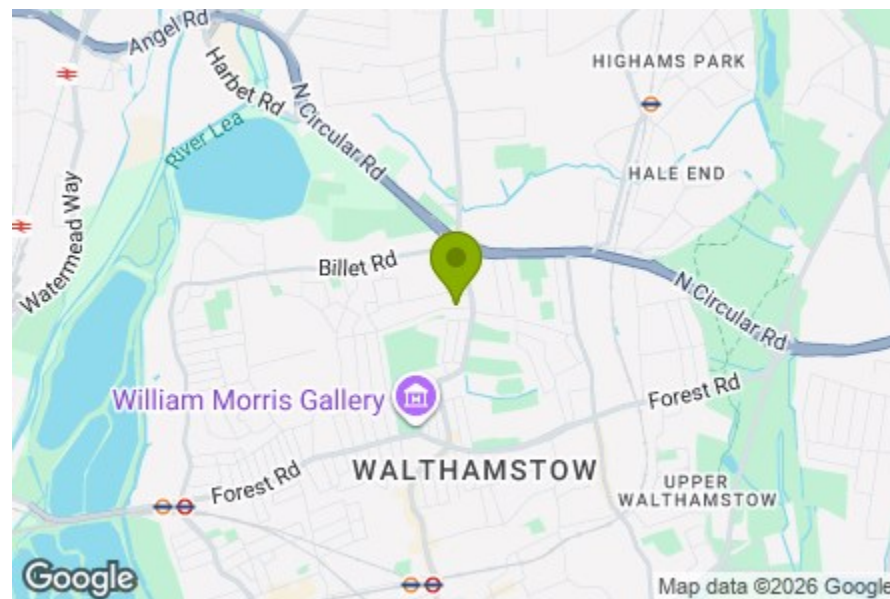
Kitchen
8'1" x 7'9"

Bathroom
10'10" x 4'11"

Bedroom
11'3" x 11'3"

Garden
29'6"

Total Area: 75.7 m² ... 815 ft²
All measurements are approximate and for display purposes only



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- First Floor Ex Warner Apartment
- Two Double Bedrooms
- Close to Lloyd Park
- Short Walk to Walthamstow Central
- Beautifully Presented
- 148 Year Lease
- Side Access

A beautifully presented two bedroom first floor Warner apartment with access to a shared garden, set on a peaceful residential street just moments from Lloyd Park and within easy reach of Walthamstow Central. With a long 148-year lease and useful side access, this is a thoughtfully updated home in one of Walthamstow's most sought-after neighbourhoods.

REQUEST A VIEWING
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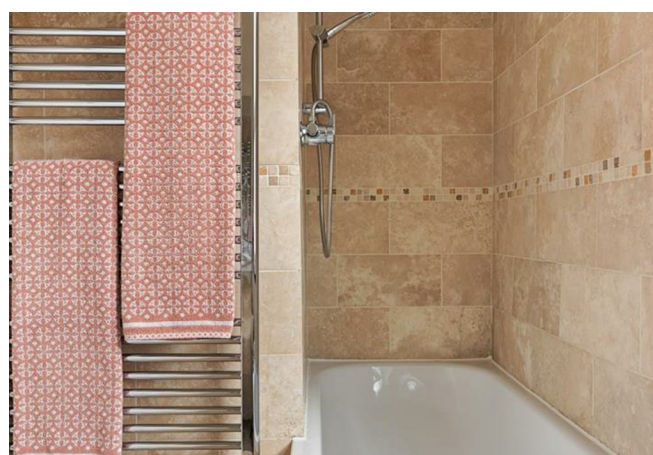
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IF YOU LIVED HERE...

Your front door opens to a private entrance and staircase leading up to the apartment, creating an immediate sense of independence that Warner homes are so well known for. At the front of the property, the reception room is a wonderfully bright space, centred around a bay window that draws in plenty of natural light. Soft, neutral décor, timber flooring and a feature fireplace combine to create a welcoming room with ample space for both relaxing and entertaining.

Moving through the apartment, you'll find two double bedrooms arranged at either end of the layout, offering flexibility for guests, home working or growing families. The principal bedroom overlooks the garden to the rear, while the second bedroom sits centrally within the home. Between them, the kitchen has been beautifully updated with pale wood cabinetry, white tiled splashbacks and patterned flooring, creating a clean, contemporary finish with plenty of character. The bathroom is generously sized and features a bath with shower attachment, elegant stone-effect tiling and excellent natural light.

Outside, you'll have access to a shared garden stretching approximately nine

metres in length, offering a pleasant outdoor space to enjoy warmer days, gardening or a morning coffee. A side access route provides straightforward entry to the garden, a feature that's not commonly available in first floor Warner apartments and one that adds real day-to-day practicality. With Lloyd Park, central Walthamstow and excellent transport links all nearby, everything you need is within easy reach.

WHAT ELSE?

- Lloyd Park is a short stroll away, with its wide open green spaces, tennis courts, outdoor gym, the William Morris Gallery and regular community events throughout the year.
- Walthamstow Central is within easy walking distance, offering Victoria line and Overground services, with direct connections into the City and West End.
- Local favourites nearby include The Collab, Ohba Leaf Kitchen, Tonkotsu, Yard Sale Pizza and the independent shops, cafés and restaurants that line Hoe Street and neighbouring Walthamstow Village.



A WORD FROM THE OWNER...

"We fell in love with this bright, end-of-terrace home the moment we stepped into the living room. A real sun trap, featuring a charming bay window framed by wisteria, and a lovely view of our treelined street. This space has been the heart of our home, and the setting for some of our happiest memories.

The location has made daily life easy. Direct bus routes just minutes away offer quick access to Walthamstow Central, while the Gym and 'Big Sainsburys' are just a short walk. Perfect for buyers looking for great connections to central London.

The flat blends Warner character with peace of mind, with lovingly restored original floorboards, a new boiler installed in 2021 and roof replaced in 2017. The loft is fully boarded and included in the demise — storage we genuinely couldn't live without.

Brettenham Road is incredibly special to us. From our friendly neighbours, to the friends we meet in Lloyd Park - there is such a wonderful sense of community here. "

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