



Brettenham Road, Walthamstow, London, E17

£500,000

Leasehold

FOR SALE

1 1 2

- Ground floor Warner maisonette
- 2 Double bedrooms
- Double glazing
- Gas central heating
- Shared garden: 28'9 x 9'8 with secluded court-yard area and garden shed included
- Popular Lloyd Park location with on-street park access
- Walthamstow Central Tube station: 1 mile
- EPC rating: D (63) & Council tax band: B
- On street residents permit parking
- Internal: 700 sq ft (65 sq m)

This exquisite two-double-bedroom, ground-floor Warner maisonette features its own private front door, an end-of-terrace position offering convenient side access, and mature wisteria framing the façade, which blooms spectacularly in spring and autumn.

The home has been beautifully decorated throughout. To the front of the property, the inviting reception room features a classic bay window and a dual-fuel burner, with original wooden floorboards flowing into the hallway and bedrooms. Directly adjacent is the first of the two spacious bedrooms, which retains its original fireplace and offers garden views through a large window.

Moving through the property, the tasteful kitchen has generous counter and storage space and opens out onto a secluded courtyard-style area perfect for socialising and intimate dining. Beyond this, the north-facing shared garden at the back of the property enjoys plenty of sun throughout the day, highlighting the sleeper beds, lush grass lawn and large decking area. Carefully chosen planting ensures year-round colour, including a vibrant Jasmine that blooms bright yellow flowers in winter.

The second double bedroom continues to provide lovely views of the garden through twin windows, along with a feature fireplace and built-in storage. The home is completed by a stylish bathroom featuring a freestanding bath, a separate shower and a statement sink, complimented with a discrete laundry area.

Nestled in the highly sought-after Lloyd Park area and just a short stroll from Walthamstow Central station, the property benefits from an exceptionally close-knit and vibrant local community. Residents enjoy a range of doorstep conveniences, including a dry-cleaning and laundry collection service, a traditional milk delivery service, and a weekly visit from the famous The Dusty Knuckle Bakery. Beyond this, there is an abundance of shops, cafes, restaurants and pubs, along with the trendy Walthamstow Village, only a stone's throw away.

Shall we take a look?

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DIMENSIONS

Reception Room
13'5 x 10'10 (4.09m x 3.30m)

Kitchen
8'0 x 7'10 (2.44m x 2.39m)

Bedroom One
11'4 x 10'11 (3.45m x 3.33m)

Bedroom Two
10'10 x 10'7 (3.30m x 3.23m)

Bathroom
11'1 x 7'11 (3.38m x 2.41m)

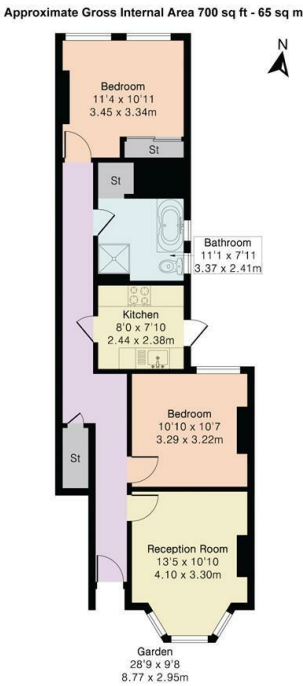
Shared Garden
28'9 x 9'8 (8.76m x 2.95m)
With secluded court-yard area and garden shed included.

On street residents permit parking

Additional Information:
Lease Term: 125 years from 1 June 2012
Lease Remaining: 111 years remaining
Ground Rent: £200 - per annum
Service Charge: £0 - per annum
Local Authority: London Borough Of Waltham Forest

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	70
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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