



Ground Floor  
 Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	65 76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EEU Directive 2002/91/EC	



## MERSEY ROAD, WALTHAMSTOW

£1,750 Per Month  
 2 Bed Maisonette



### Features:

- VIEWINGS HAVE TAKEN PLACE ALREADY. PLEASE ENQUIRE TO GET REGISTERED FOR SIMILAR PROPERTIES.
- Ex Warner Maisonette
- Shared Rear Garden With Own Garden Shed
- Beautifully Presented
- Stripped Wooden Floorboards
- Reception With Doors Onto Shared Garden
- Two Double Bedrooms with Built-in Wardrobes
- Contemporary Bathroom with Ample Storage
- Fitted Kitchen with Dishwasher and Washer-Dryer

VIEWINGS HAVE TAKEN PLACE ALREADY. PLEASE ENQUIRE TO GET REGISTERED FOR SIMILAR PROPERTIES.

A bright and brilliant two-bedroom ground-floor apartment in one of the area's iconic and sought-after Warner conversions. Full of light and all the classic features you'd hope to find in such a timeless period property, it a hop from the much-loved Lloyd Park and adjacent William Morris gallery.

Just a short stroll in the other direction, you'll find Hoe Street, lined with excellent eateries and stores that together form the heart of this lively and thriving community. Beyond that, you'll find Walthamstow Central station,

**E11 & E7**  
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 0203 397 2222

**E17 & E10**  
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#### IF YOU LIVED HERE...

Thanks to the prime location, you can enjoy the very best of our beloved Walthamstow. It's hard to keep up with all the exciting new businesses emerging on and around Hoe Street. Fancy a bite for lunch? Choose between Yard Sale Pizza, Spicebox or Shri Lakshmi - all three have awards to their name, and are around ten minutes from your home.

Things will get even more exciting this year when the 950-seat Soho Theatre Walthamstow - previously the EMD and Granada cinemas, is set to open. Within a ten minute walk from your own home, you'll be able to enjoy world class entertainment.

Back home though, you're all set to relax away from the hustle and bustle. Thanks to the original flooring, neutral decor and swathes of natural light, it's a calming space where old and new sit in perfect harmony. The serene palette means you're perfectly placed to stamp your own mark on the property, while still enjoying the period charm.

Step outside, and admire the view of the iconic arch and red bricks; the brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, Warner properties are popular today for good reason, with their instantly recognisable period features. Yours will make you proud.

#### WHAT ELSE?

-You're spoilt for choice when it comes to local pubs; The Bell, Ye Olde Rose and Crown and The Dog & Duck are all much-loved by the community and can be reached within around ten minutes on foot.

- Current and prospective parents will be pleased to know that you have an abundance of schools in a one mile radius alone, all rated 'Good' or better by OFSTED.

- If you want a change of scene from the park, head to Fellowship Square for its all-singing, all-dancing fountains, a delight for both kids and grown-up kids-at-heart.



#### A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over seven years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awsomestow'.

JON VASSALLO  
ASSISTANT LETTINGS MANAGER

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**Bedroom**  
10'9" x 10'7"

11'8" x 11'1"

**Bedroom**  
10'9" x 10'5"

**Kitchen**  
8'2" x 7'11"

**Shower Room**  
8'2" x 7'8"

**Reception Room**



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