

## Fleeming Road, E17



GROUND FLOOR

Approx. Gross Internal Area 452 Sq Ft - 41.99 Sq M

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Reception  
12'5" x 10'9"

Bedroom  
9'2" x 9'2"

Kitchen  
12'1" x 9'10"

Bathroom

Garden  
28'6" x 7'6"



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			
England & Wales		74	78
		EU Directive 2002/91/EC	



## FLEEMING ROAD, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Apartment



### Features:

- One Bedroom
- Ground Floor
- Ex Warner
- Lloyd Park Location
- Well Presented
- Stripped Wooden Floorboards

A classically designed, beautifully finished one-bedroom ground floor ex-Warner home, situated on a quiet and leafy street, just a block away from the glorious Lloyd Park. The iconic period style means you have your own front door, a private stretch of the rear garden and plenty of original features.

Walthamstow Central tube station is a 20 minute walk away - or even quicker hop on the bus, putting you 45 minutes from Central London door to door, but there are plenty of reasons to stay local in this buzzy neighbourhood.

REQUEST A VIEWING  
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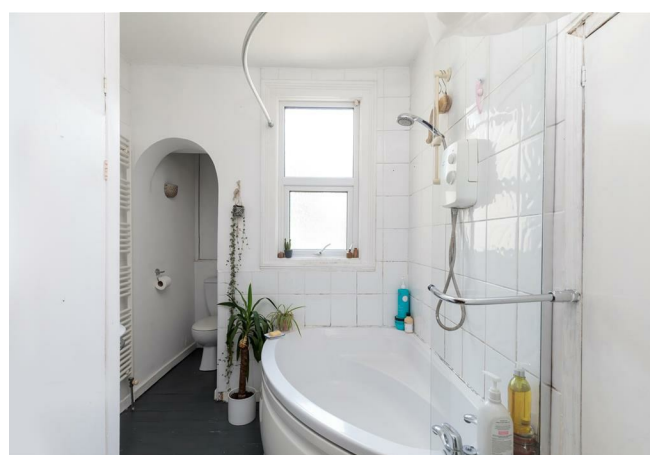
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**IF YOU LIVED HERE...**

You'll be enjoying the years of love and care that have gone into making this apartment a welcoming home, from the conception of the Warner design by Walthamstow's very first mayor right to the more recent renovation work.

Your reception room has been beautifully updated, with stripped wooden floorboards, custom alcove shelving and a restored original fireplace and mantel, all bathed in light from the generously-sized windows.

The kitchen/diner perfectly balances old and new, with its metro brick tiles, shaker cabinets, butler basin, brass taps and integrated oven. The bathroom is also a good size, as is the bedroom - and both benefit for a generous amount of natural light.

Outside, you'll find your own private section of the rear garden, which has been beautifully landscaped with beds and a small lawn. Lloyd Park is just moments away for even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeney's (best cheese toasties in London according to the press!). Head towards the Bell junction and

Hoe St beyond, and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Yard Sale, and the much-loved Ye Olde Rose & Crown pub.

**WHAT ELSE?**

- There's much excitement about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in 2025 - and it'll be less than half a mile from your front door.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.
- You are only a 15 minute walk to Lockwood Way breweries and Wild Grains bakery.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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