



Reception
17'1" x 10'7"

Bedroom
10'8" x 10'6"

Kitchen
8'1" x 8'2"

Bathroom

Bedroom
11'6" x 11'1"

Garden
approx. 42'3" x 8'6"

Total Area: 70.9 m² ... 763 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	77
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



DIANA ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold 2 Bed Apartment



Features:

- First Floor Ex-warner
- No Chain
- Lease Over 145 years
- Loft Included in The Demise
- Own Section of Garden
- Refurbished
- Close to Lloyd Park

Set across the first floor, this bright and brilliant two-double bedroom ex-Warner apartment is a fantastic find, on the market chain-free with a lease over 140 years and the loft included in the demise.

As well as having a private section of the rear garden and immaculate decor throughout, it's a short hop from the much-loved Lloyd Park and adjacent William Morris gallery - and attraction that draws visitors from far beyond E17.

A short stroll further you'll find Hoe Street, lined with the excellent eateries and stores that together form the heart of this thriving community. Walthamstow Central station is just beyond, where you can nip directly to the West End or City via the Victoria line or Overground.

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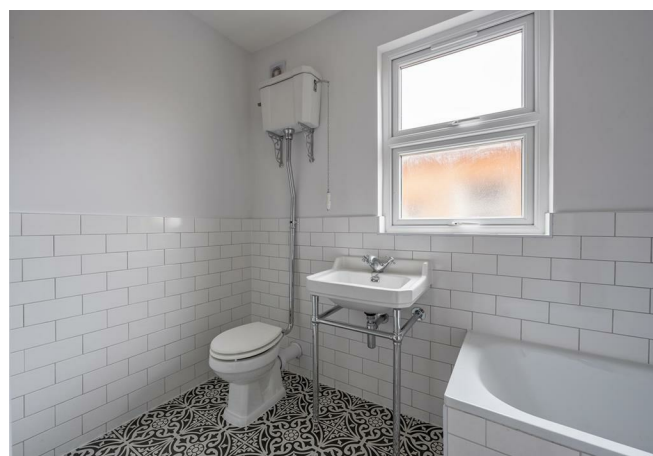
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IF YOU LIVED HERE...

You'll get a sense of pride from knowing that your home was the brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner. These properties have a rich history and are often referenced in local literature, profiled for their generous proportions and large rear gardens. The handsome brick frontage will draw many admiring glances, and you enter the property through your own private front door with a characteristic brick arch.

As you head up your bright staircase into your spacious hallway you'll find lovely parquet flooring that extends into your reception room, the continuation here adding to the sense of proportion. The bright reception room is awash with light thanks to two large windows and you've also got original features such as a beautiful fireplace. Both bedrooms are doubles with soft carpeting and stylish columns radiators. The bathroom and kitchen each strike a fantastic balance between being sleek and contemporary but retaining some gorgeous traditional features to bring an elegant timeless style.

Outside, you'll find your own private section of the large rear garden, but for even more greenery, don't forget that you're just a short hop and a skip from Lloyd Park, bursting with perks including two cafes (one of which is currently operated by the ever-popular Deeneys), the charming William Morris Gallery, a skatepark, playground,

tennis courts and dog enclosure.

Beyond, the Hoe Street area is thriving with a creative energy that continuously draws visitors. Fancy a bite to eat? Choose between Time Out regulars Sodo, Yard Sale Pizza, Shri Lakshmi, as well as many more. If exercise is on the agenda as well as food, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden and modern leisure centre the Feel Good Centre.

As for entertainment, the 950-seat Soho Theatre Walthamstow is set to open in 2025, while the wonderfully eclectic Trades Hall is a favoured spot for renowned artists to perform low-key sets (Fatboy Slim and Stewart Lee are just two of the names from last year's bill)

WHAT ELSE?

- You're spoilt for choice when it comes to local pubs, but Ye Olde Rose and Crown is 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 which has a fantastic event calendar organised by the local authority, including a pop up cinema lounge.
- Need essentials? Walthamstow Central is home to Europe's longest market which runs along Walthamstow High Street, as well as the 17&Central shopping centre, which has a fantastic food court operated by CRATE, and mini golf.



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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