



Total Area: 65.7 m² ... 707 ft²
All measurements are approximate and for display purposes only.

Reception Room
13'6" x 10'9"

Kitchen
7'11" x 7'11"

Bedroom
10'9" x 10'5"

Bedroom
11'4" x 10'11"

Bathroom
8'0" x 7'11"

Garden
approx. 78'8"



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor
- Beautifully Presented
- Ex Warner Maisonette
- Lloyd Park Location
- Own Section of Rear Garden
- Quiet Residential Street

A beautifully presented, two double bedroom ground floor Warner apartment with a large garden and gorgeous Lloyd Park location. You have all the benefits of this timeless design, with dedicated front door and enviable end of terrace position.

You have excellent local bus links just around the corner on Cazenove Road, and Blackhorse Road Station is just over a mile on foot for the Victoria line.



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	EU Directive 2002/91/EC

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0203 397 9797



IF YOU LIVED HERE...

You'll step into that lengthy welcoming Warner hallway and find your bright, 140 square foot reception room to the left. In here you have plenty of space for dining, and everything's finished to an excellent standard, particularly the original blonde hardwood flooring, box bay window and handsome, vintage fireplace with slate hearth plus pewter surround and mantelpiece.

Wander further for your first bedroom ñ a splendid vintage double with statement wallpaper and another vintage hearth. Next door you'll find your light, well-arranged kitchen and access to the large rear garden which is shared with the upstairs maisonette (the right-hand side is yours). There's a spacious shed, a large patio area in front of the back door, and a long grassy lawn. Back inside and the smoky grey flooring and sleek, classic tilework in the bathroom create a calming space where you'll enjoy a refreshing rainfall shower or a long hot soak in the tub.

Right on your doorstep you'll have direct access to Lloyd Park and all of its exciting activities; yoga classes, cafes, courts, outdoor gym, skate park and the renowned William Morris Gallery. Just a fifteen minute meander will also bring you to the exceptional Waltham Forest Feel Good Centre where you'll have a wealth of sporting activities at your fingertips, including swimming, ice-skating and climbing, or just enjoy a sumptuous treatment in their spa facility.

WHAT ELSE?

- Your new local will be the family-friendly Dog and Duck, at the end of your street, with a great beer garden and a mouth-watering pizza and Sunday roast menu.
- In just a few bus stops or a ten minute cycle (you have a secure bike hanger right outside) you'll be in Walthamstow Village with its vast array of vintage and independent shops, restaurants and taprooms.
- In ten minutes on public transport and only a mile on foot, you'll be at Blackhorse Road Station, for the Victoria Line and fifteen minute runs to King's Cross, plus the overground to Barking Riverside and the River Thames.



A WORD FROM THE OWNER...

"We've loved living here over the past ten years. Brettenham Road is a friendly, neighbourly street (we enjoy the little libraries for example). The property's larger than average garden and end-of-terrace patio are a particular treat - we've enjoyed many meals and evenings outside in the sunshine. It is also great being right next to Lloyd Park for the access to nature, the William Morris Gallery, the Saturday food market, and the outdoor exercise opportunities."

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