

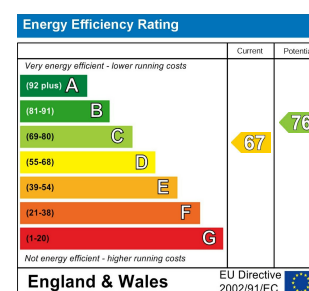
Reception Room
10'9" x 10'4"

Bedroom
9'3" x 10'5"

Kitchen
9'8" x 10'7"

Bathroom
7'0" x 7'1"

Garden
approx. 7'6" x 24'7"



FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment



Features:

- Ground Floor Flat
- Ex Warner
- Lloyd Park Location
- Kitchen / Diner
- Long Lease
- Stripped Wooden Floors
- Share of Garden
- Easy Access to Walthamstow Central

This ground floor Warner Estate one bedroom apartment is full of character and style. Showcasing décor that's a perfect mix of the vintage and modern. It's in a very desirable location moments from Lloyd Park and within easy walking distance of Walthamstow town centre and station. It also has its own private west-facing garden.

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IF YOU LIVED HERE...

You'd be happy to come home to this welcoming apartment. The handsome brick façade and smart front door set the scene for the lovely apartment within. The front door in the communal internal hallway leads straight to the living room, bedroom, and kitchen, with the bathroom beyond.

Once inside you're immediately struck by the understated elegance of the property with its generous period proportions and lovely stripped wood floor that runs from the hallway into the living room and bedroom. The spacious front living room is flooded with light thanks to two large east-facing windows - great for morning sun. A vintage mantelpiece and exposed brick fireplace provide a focal point, flanked by shelves built into the alcoves. There's plenty of space for sofas and it's a great place to relax.

The separate kitchen is a fabulous space with a considered layout. A combination of fitted floor cupboards, a full height built-in cupboard, and freestanding appliances maximises the feeling of space and leaves ample room for a dining table. White walls perfectly complement the patterned tiled floor and metro-tiled walls. A window above the sink provides natural light and ventilation, and there's also a door that opens onto the garden terrace.

The double bedroom has the same lovely wood floor and features an original cast iron fireplace. There's a built-in wardrobe in one of the alcoves and still plenty of space left for a double bed and bedroom furniture. There are garden views through the window.

The bathroom also has simple but thoughtful décor, with a chequered floor, white walls, a fitted bath, and a bespoke washbasin console. The WC is set slightly apart, giving the room a spacious and calm ambience. Two obscured glass windows provide light and ventilation.

The private rear garden has a paved terrace next to the rear of the property, a central lawn, and a raised deck at the end. Facing west, it's a great place to catch the afternoon and evening sun.

WHAT ELSE?

- You'll be living in a prime Walthamstow location just a stone's throw from Lloyd Park with its landscaped gardens, cafes, and the popular William Morris Gallery.
- You're a short walk from the local shops, cafés and restaurants along Hoe Street, and Walthamstow town centre with its high street stores, market and cinema.
- It's a twenty minute walk to Walthamstow Central station which has 18 minute journeys to the City and 20 minute journeys to the West End.



A WORD FROM THE OWNER...

"We've loved living here - it's been a comfortable and convenient home, so close to Lloyd Park for a jog or Saturday Market street food. The living room is filled with sun in the mornings and the spacious kitchen has plenty of space to entertain friends. We recommend the Blackhorse breweries, near to the Wetlands, and the Dusty Knuckle Bakery's weekly 'milk float' sells delicious bread on a neighbouring road. It's also easy to hop out to Epping Forest if you want to go further afield; we love our private sunny garden."

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