

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)  
 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			



## BADLIS ROAD, WALTHAMSTOW

£1,750 Per Month  
 2 Bed Apartment - Purpose Built



### Features:

- Available Now
- Two Bedroom Flat
- Lloyd Park Location
- Shared Garden
- Warner Style
- Permit Parking Available
- Council Tax Band B
- EPC Rating C
- Holding Deposit: equivalent to one week's rent capped at £400

A bright and immaculate two bedroom ground floor apartment in our timeless Warner style, with a dedicated front door under that classic arch, handsome brick frontage and private section of rear garden. It's all enviably located just a couple of streets from the open green spaces of Lloyd Park.

Named after Walthamstow's first mayor - Sir Thomas Courtney Warner - these popular apartments are a signature feature of the streets surrounding Lloyd Park.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
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 0203 369 1818

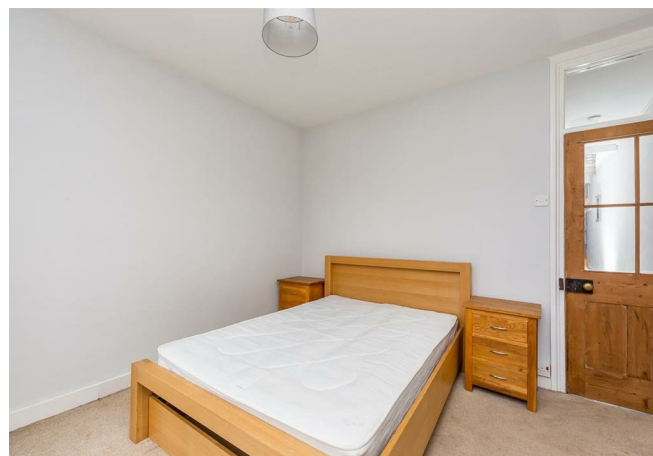
**E8, E9, E5, N16, E3 & E2**  
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#### IF YOU LIVED HERE...

You'll be enjoying the famously flexible Warner layout, with either bedroom suitable for turning to use as a second reception, and vice versa. Your front lounge is 120 square feet and blessed with a classic bay window and an exquisite bronze fireplace and mantel, while your high front hedge ensures plenty of privacy. Next door, bedroom one is a solid double of 110 square feet, currently in use as a dining room and enjoying built-in storage and a garden view.

Elsewhere, your kitchen comes with terracotta tiles underfoot, a sleek pine suite, full complement of integrated appliances and garden access. Through the patio door here's your section of rear garden – lengthy, lush and flanked by timber fencing and mature foliage; an ideal spot to unwind or entertain al fresco. Back inside and the bathroom's brightly decked out in large format cream tiles with a tub and shower plus a wealth of storage. Lastly, your

master bedroom's a generous 120 square foot double with pristine white walls, a cream carpet and tranquil garden views courtesy of a twin set of large windows.

Outside and our bustling main thoroughfare of Hoe Street is just a third of a mile on foot, with a wide range of artisanal shops and independent eating and drinking establishments including Bloom of the Block, Ten Days of Vintage, Clapton Craft, Cove E17 and Cafe Delice. Try the handmade patties at Brioche Burger or the live entertainment at Ye Olde Rose and Crown Theatre Pub (where you can sometimes catch surprisingly big names trying out new material).



#### WHAT ELSE?

- You have perhaps the finest of Walthamstow's fleet of foodie pubs, The Bell, just moments away. Bright and friendly with delicious food, it's sure to become a favourite.
- You're just a two minute walk away from one of our borough's crown jewels, the landscaped gardens and open green spaces of Lloyd Park are home to cafes, courts, skatepark, an outdoor gym and all manner of sports clubs and classes.
- Walthamstow Central station is just fifteen minutes on foot and will get you directly to Oxford Circus or Liverpool Street in just twenty minutes.

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