



Bedroom
5'11" x 9'4"

Storage

Lounge
10'7" x 13'1"

Bedroom
13'9" x 10'9"

Bathroom
7'10" x 9'10"

Kitchen
11'5" x 15'3"

Garden
19'6" x 16'2"

Total Area: 68.3 m² ... 736 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			
(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	



WARNER ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedrooms
- First Floor
- Ex Warner Maisonette
- Kitchen Diner
- Private Garden
- 119 Years Lease
- Close to St James Street
- Short Walk to Blackhorse Road Station

A smartly finished two bedroom, first floor apartment in our borough's signature Warner style, with dedicated front door and private section of rear garden. Walthamstow Wetlands and Blackhorse Road are both within easy walking distance.

Among the many delights on your doorstep is our High Street, just five minutes away on foot and home to the famous Walthamstow Street Market. If you can't buy it here you probably don't really need it.

E11, E7, E12 & E15
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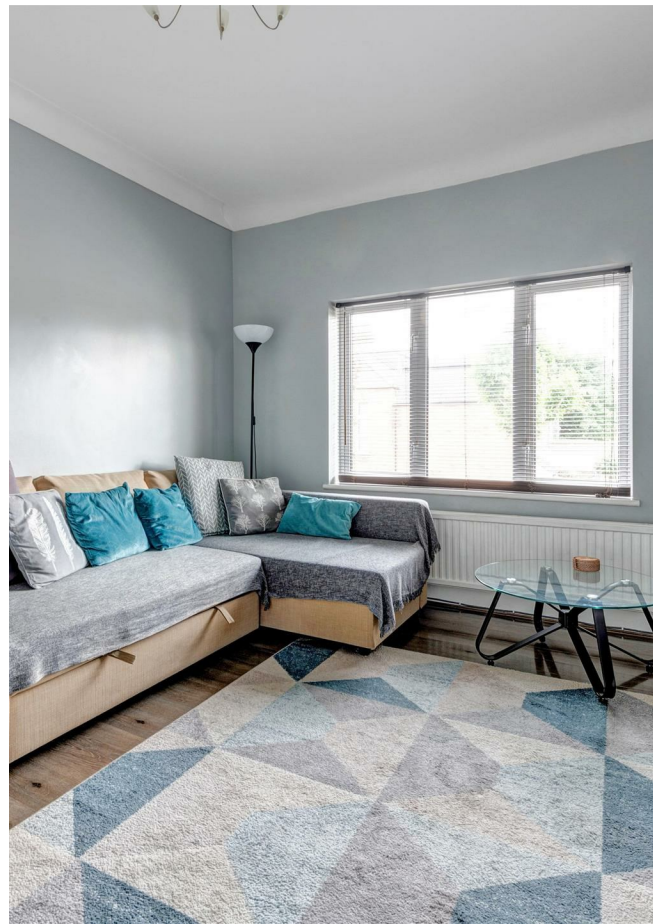
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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Through that dedicated front door and up the stairs and you'll find your lounge on the left. Finished in a smoky, powder blue palette, with engineered hardwood underfoot and coming in at more than 140 square feet, this is a fine hosting space and a wonderful introduction. Next door your first bedroom is ideal for a home office or a guest room with a double sofa bed.

Your principal bedroom is next, a substantial double of around 150 square feet with integrated storage. Your bathroom is gloriously tiled from floor to hip in smoky sandstone, and home to a sumptuous corner tub plus dedicated shower cubicle. Finally your substantial kitchen/diner makes for a superb second hosting spot at almost 180 square feet, with flanks of seamless glossy cabinets and smoky grey tilework underfoot.

Outside, and Blackhorse Road is just a half mile on foot for the Victoria line and direct fifteen minute connections to King's Cross, putting the heart of London less than half an hour away

door to door. Alternatively, our 500 acre, Green Flag award winning oasis of Walthamstow Wetlands is just ten minutes past the station, putting endless greenery also within easy reach. Go wandering here and you'll forget you're in London.

WHAT ELSE?

- Step out from your kitchen/diner onto a modest balcony, leading down to your private section of rear garden, a smartly divided mix of gravel and decking. Secluded and barbecue perfect.
- The brainchild of Walthamstow's first mayor, Sir Thomas Courtenay Warner, these sturdy, turn of the century properties remain some of the most popular homes around.
- Walthamstow Village is around a twenty minute walk away, and well worth the stroll of a weekend for a huge range of diverse, high end, independent wining and dining establishments. You're sure to find a new favourite.



A WORD FROM THE OWNERS...

"We have made many wonderful memories over our time in Warner Road. There is a truth in saying 'people make places'. This unique and friendly neighbourhood will make you feel welcomed from day one.

Close proximity to local amenities, schools and public transport is second to none. Short distance to local parks, Epping Forest and press featured, award winning Wetlands makes this great place attractive to everyone offering wide range of activities like bird watching, walking, jogging and cycling to name a few."

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