



Reception Room
14'11" x 12'4"

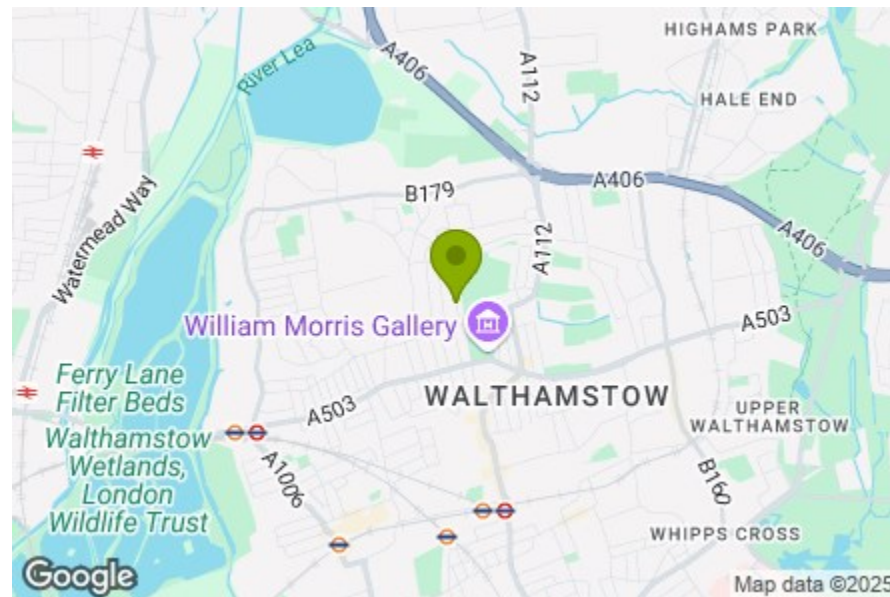
Kitchen
10'9" x 9'9"

Bathroom
9'9" x 4'3"

Bedroom
10'4" x 9'0"

Garden
49'2"

Total Area: 55.0 m² ... 592 ft²
All measurements are approximate and for display purposes only.



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		69	79
		EU Directive 2002/91/EC	



CARR ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- First Floor Warner
- Lloyd Park Location
- Share of Garden
- Wood Floors Throughout
- Modern Kitchen
- Ideal First Time Buy
- New Lease Upon Completion

A stylishly characterful, one bedroom, first floor Warner apartment, featuring a shared rear garden. It's all just moments from Lloyd Park. Vibrant Hoe Street amenities and the much loved Blackhorse Beer Mile are also within easy reach.

Walthamstow Central station is less than a mile from your door, for swift Victoria line trains connecting you to King's Cross and Oxford Circus, and direct twenty minute Overground services running through to Liverpool Street.

REQUEST A VIEWING
0203 397 9797

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

E4 & N17
hello4@stowbrothers.com
0203 369 6444

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hello17@stowbrothers.com
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0203 369 1818

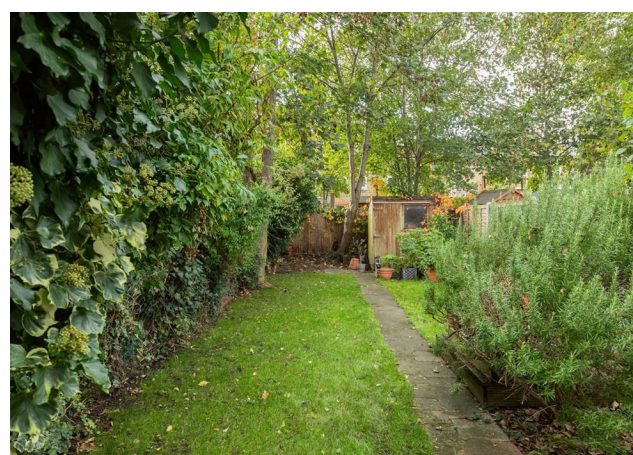
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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IF YOU LIVED HERE...

Your 180 square foot reception room is a wonderful blend of comfort and style, with three bright double glazed windows bathing the room in natural light, original timber flooring, bespoke shelving and an elegant, teal, ornamental hearth. Next door, those floorboards are painted pale grey and contrast beautifully with the mint green paintwork in your handsome double bedroom. A semi frosted window provides privacy while still offering garden views.

Through in the kitchen diner, you'll find gorgeous whitewashed brickwork, a large Butler sink, integrated electric oven with gas hob, pristine white cabinets and smooth timber worktops. Your bathroom sits to the rear, artfully arranged with dark peacock blue paintwork, crisp white tiling, a recessed WC and chrome mixer shower over the tub. Stairs lead down to the east-facing rear garden, which features a long stretch of lawn.

An easy two minute stroll takes you to the Winns Avenue entrance of Lloyd Park. Here you'll find beautifully landscaped green spaces to explore. There's also an outdoor gym, art gallery, a Saturday farmer's market and the famous William Morris Gallery. To get fit or pamper yourself, you only need to walk ten

minutes further, to the Waltham Forest Feel Good Centre. Here, you can make use of the multi million pound, state of the art gym and sports facilities or relax and refresh in the sublime spa area.

WHAT ELSE?

- Your new local will be The Bell Walthamstow, close to Lloyd Park on Forest Road. With a gorgeous wood panelling and exposed brick interior, a hearty menu and regular quiz nights it could easily become your home from home.
- Hoe Street is just ten minutes from your front door, where you'll find great restaurants, cafes and bars. We highly recommend a visit to the renowned Ye Olde Rose and Crown, famous for its tasty ales and live theatre performances.
- You're around a twenty minute stroll from the Blackhorse Beer Mile, where you'll find a wealth of independent taprooms and micro breweries serving up delicious craft ales. At Big Penny Social you'll also find a range of community classes and creative workshops.



A WORD FROM THE OWNER...

"I have always appreciated the aesthetic of the Warner flats, and being so close to the park and gallery has been a significant advantage. Additionally, traffic calming measures have been implemented on the road and surrounding streets, creating a more tranquil environment. Locally, there is a good selection of pubs and restaurants, but my favourite is Ye Olde Rose & Crown, which I frequent, along with a Saturday food market in the grounds of the gallery. The transport links and options are also very good. Overall, I have enjoyed both the location and the property itself."

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