



Reception Room
10'11" x 11'2"

Bedroom
10'11" x 10'9"

Kitchen / Diner
11'2" x 18'11"

Bathroom
7'8" x 5'6"

Utility Room

Bedroom
12'5" x 16'8"

Ensuite
5'6" x 5'5"

Storage

Garden
16'8" x 12'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(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 £575,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- First Floor Ex Warner Maisonette
- Immaculately Presented
- Private Section of Rear Garden
- Walking Distance to Walthamstow Wetlands
- Close to Blackhorse Road Station

A beautifully bright and immaculately presented two bedroom first floor ex-Warner maisonette, thoughtfully extended into the loft to create additional space and flexibility. Set on a quiet residential stretch of Warner Road in the heart of E17, this is a home that balances character and comfort with ease. You are within walking distance of the wide open landscapes of Walthamstow Wetlands, and close to Blackhorse Road Station for swift connections across London.

This is one of Walthamstow's most enduring architectural styles, with its timeless brick façade and thoughtful proportions. The Warner design is celebrated for its sense of independence and generous layouts, and here that sense of space has been carefully enhanced, beautifully maintained and ready to move into.

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IF YOU LIVED HERE...

You would step through your own front door and head upstairs into a calm, light filled living space, where large windows draw in the daylight and enhance the sense of openness throughout. The décor is tasteful and considered, with a neutral palette that allows the period features to shine. Two well proportioned bedrooms sit across the main floor, offering flexibility for guests, a home office or growing family life, all arranged with a natural flow between rooms.

Climb further to the loft extension and you'll discover an additional, thoughtfully designed space that adds versatility and a sense of retreat. Whether used as a principal bedroom, studio or workspace, it brings an added dimension to the

home. Outside, your private section of rear garden feels tucked away and peaceful, with room for outdoor dining, planting and slow weekends in the sun.

WHAT ELSE?

- A short stroll to the waterside paths and wild expanses of Walthamstow Wetlands
- Moments from the independent breweries, coffee spots and creative spaces around the Blackhorse Lane area
- Close to Blackhorse Road Station for quick Victoria line journeys into the City and West End
- Within easy reach of Walthamstow High Street for markets, everyday shopping and much loved local eateries



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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