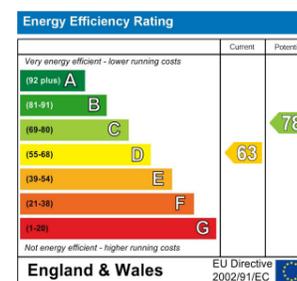


Ground Floor
Total Area: 62.8 m² ... 676 ft²
All measurements are approximate and for display purposes only



WARNER ROAD, WALTHAMSTOW

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



Features:

- Two Bedroom Apartment
- Ground Floor
- Beautifully Presented
- Driveway
- Private garden
- Walking Distance to Walthamstow Wetlands
- Close to Blackhorse Road Station

A beautifully presented two bedroom ground floor apartment with a driveway and private garden, set on a quiet residential street within easy reach of Blackhorse Road Station and within walking distance of Walthamstow Wetlands. It's a lovely part of E17, with greenery close at hand and the steadily growing Blackhorse Lane neighbourhood nearby.

REQUEST A VIEWING
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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
hello18@stowbrothers.com
0203 369 1818

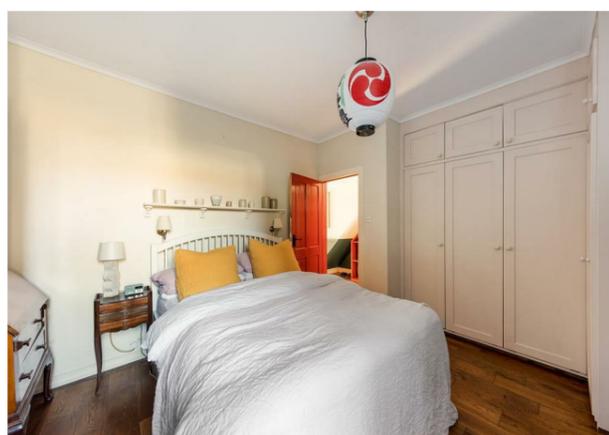
E8, E9, E5, N16, E3 & E2
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New Homes
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Investment & Development
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0203 325 7228

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IF YOU LIVED HERE...

A long hallway draws you in, with warm timber flooring and a thoughtful palette setting the tone. At the front, the reception room is bright and generously proportioned, with twin windows and plenty of room to settle in properly. The principal bedroom is a calm double with fitted storage, while the second bedroom sits neatly in the middle of the plan and would work just as well as a child's room, guest room or study.

At the rear, the kitchen/diner is especially inviting, with wooden worktops, classic cabinetry, open shelving and space to sit down for supper or a slow

weekend breakfast. Glazed doors open straight onto the private garden, a smartly paved outdoor space with room for dining, pots and sunny afternoons. Just beyond, the bathroom is larger than you might expect, with a full bath and a clean, well-kept finish.

WHAT ELSE?

Blackhorse Road Station is close by, making trips into central London pleasingly straightforward. Walthamstow Wetlands is within walking distance, so open skies, waterside paths and weekend strolls are always close to hand. The driveway and private rear garden add a practical sense of ease that's not always easy to find in an apartment.

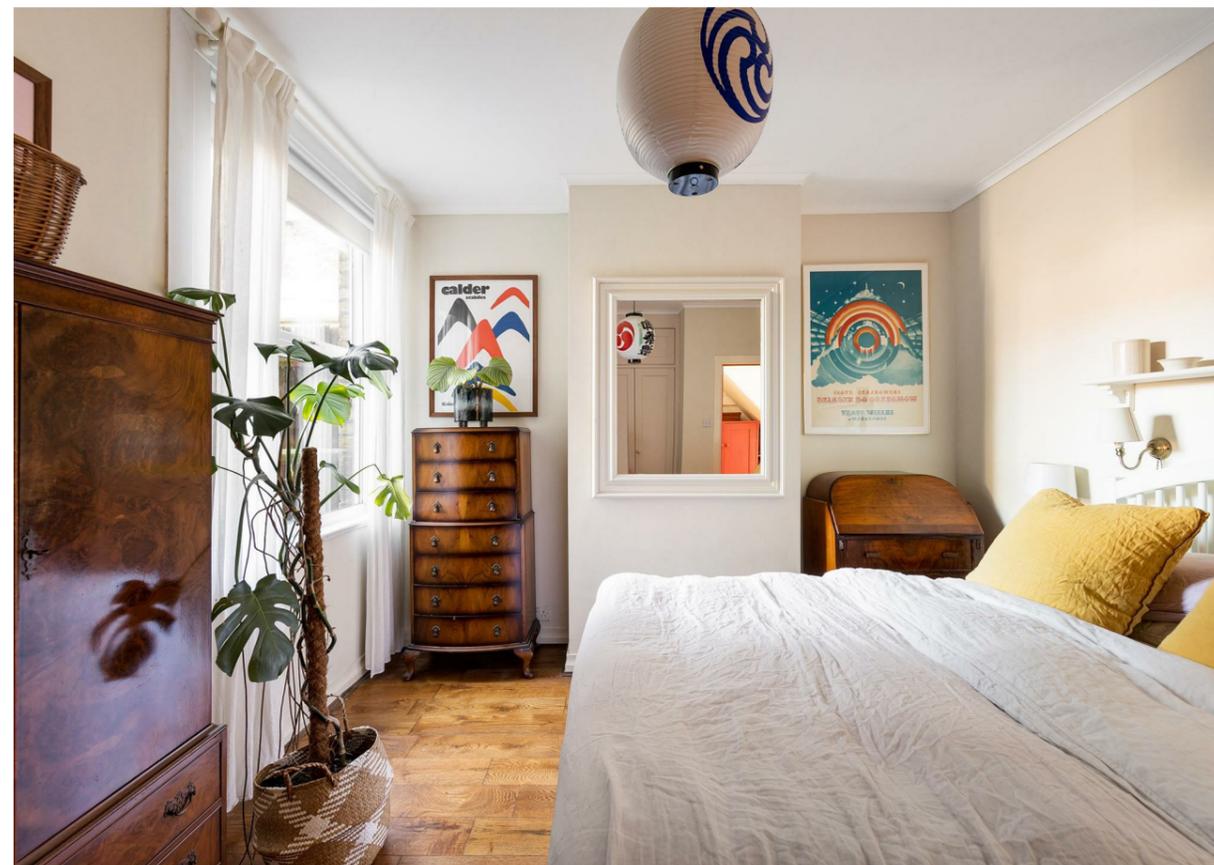


A WORD FROM THE OWNER:

"Our time spent in this flat has been everything we could of wished for over the last 7 years, and if it we didn't need to move, we'd be staying here for longer. The location has been great for us, situated in a welcoming and quiet neighbourhood of Walthamstow and perfectly situated between Blackhorse Road, St James Street and Walthamstow Central means that transport is amazing. We regularly walk around the whole area, from the green escape of the wetlands, the entertainment of the Blackhorse Beer Mile, Llyod park for relaxing and the amazing food market and the villiage for shopping. The house is also a 5 minutes walk from the high street and large Sainsburys which makes grabbing all necessities simple and independent shops like Forest Wines were invaluable during lockdown! We are hoping to stay very close to this area and still plan to send our daughter to Stoneydown Park School."

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Reception Room

13'1" x 10'8"

Bedroom

13'8" x 10'10"

Bedroom

9'11" x 8'0"

Kitchen/Diner

11'5" x 9'8"

Bathroom

11'5" x 5'2"

Garden

16'4"



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