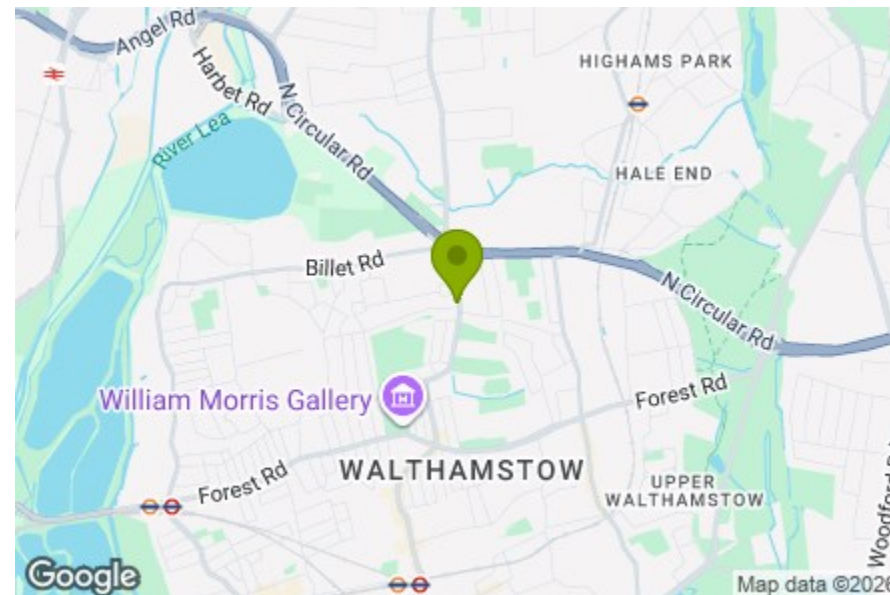


Total Area: 76.2 m<sup>2</sup> ... 821 ft<sup>2</sup> (excluding loft)  
All measurements are approximate and for display purposes only.

- Reception Room  
17'2" x 12'4"
- Bedroom  
10'10" x 10'7"
- Bathroom  
8'8" x 8'3"
- Kitchen  
9'2" x 8'8"
- Bedroom  
12'2" x 8'11"
- Garden  
26'2"
- Loft  
17'3" x 9'8"



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	



## CHINGFORD ROAD, WALTHAMSTOW

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



### Features:

- Two Bedroom Ex Warner Maisonette
- First Floor
- Own Section of Shared Garden
- Beautifully Presented Throughout
- Moments Away from Lloyd Park
- Loft Included In Demise

Set within a handsome Warner building, this elegant first-floor maisonette perfectly combines period character with modern ease. The classic layout offers generous proportions, high ceilings and an easy sense of flow that enhances both comfort and style. Two well-sized bedrooms and beautifully finished interiors create a calm and welcoming atmosphere throughout. Beyond the interiors, a section of garden provides a tranquil outdoor retreat surrounded by greenery, well-suited to quiet mornings or evenings spent unwinding. With the open spaces of Lloyd Park just moments away, this home captures the best of Walthamstow living in a truly timeless setting.

REQUEST A VIEWING  
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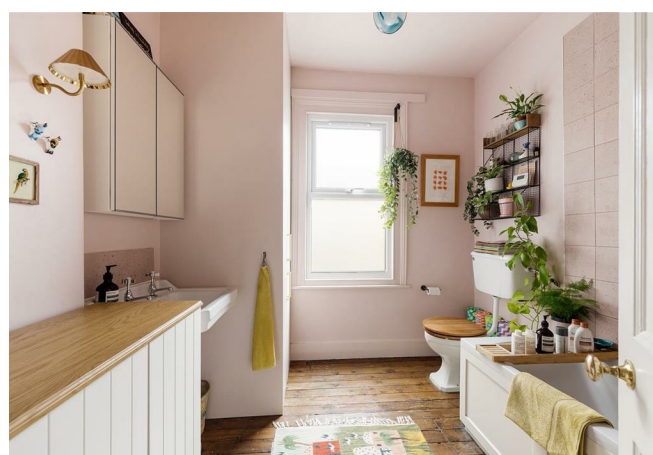
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IF YOU LIVED HERE...

This beautifully balanced home sits behind a handsome period façade of London stock brick with red-brick detailing and an arched entranceway, where a private doorway leads to the upper flat. Inside, a quiet and composed atmosphere flows through the softly carpeted hallway, complete with a built-in corner cupboard and a sense of quiet elegance that continues throughout.

The reception room is filled with natural light from the bay window and its accompanying side window, with rich wooden flooring and gently toned walls creating a warm and refined setting. A fireplace and alcove shelving bring texture and character, making the space equally suited to relaxed evenings or gatherings with friends.

Both bedrooms offer a serene and comfortable feel. The central bedroom features built-in wardrobes that keep the room beautifully streamlined, while the rear bedroom enjoys soft natural light from twin windows and views across the garden, its wood flooring lending a gentle continuity with the rest of the home.

Featuring a blend of period charm and modern refinement, the bathroom includes elegant fixtures, warm wooden flooring and a bath with overhead rain shower. Within the kitchen, crisp white cabinetry pairs with wooden worktops and classic metro tiling, its monochrome chequered floor adding a timeless touch. A window above the

sink fills the space with light, and stairs from here lead down to the garden.

Above, the loft room sits beneath twin skylights, offering a bright, versatile retreat. Outside, your section of garden forms a peaceful green escape framed by mature planting and soft borders, creating the perfect spot to relax, dine, or savour a quiet moment surrounded by greenery.

Perfectly positioned within one of Walthamstow's most characterful neighbourhoods, this address blends a strong sense of community with a lively local scene. Just moments away, Lloyd Park offers a leafy retreat with tennis courts, two welcoming cafés and the much-loved William Morris Gallery at its heart, while weekends bring a relaxed market filled with artisan food and crafts. A little further on, Ruttle and Rowe is a go-to for expertly brewed coffee, while the Dog & Duck provides a relaxed setting for a casual drink or leisurely lunch. For those seeking activity, the Waltham Forest Feel Good Centre offers swimming, fitness and wellbeing facilities within easy reach.

WHAT ELSE?

Getting around is effortless, with frequent buses taking you to Walthamstow Central in just over ten minutes, connecting you quickly to the Victoria line and Overground services. For a greener route, the journey by bike takes a little over five minutes, with secure storage available at the station, making commuting or weekend trips into the city refreshingly straightforward.



A WORD FROM THE OWNERS...

"This is our first home and we've absolutely loved living here. It's been such a warm and welcoming home to escape from the hustle and bustle of London life. We've hosted countless dinners and get-togethers, filling the rooms with laughter and good food. Lloyd Park has felt like an extension of our garden, perfect for morning dog walks or afternoon jogs. Everything we need is just a short stroll away, from the brilliant local shops to the bus stop right across the road. We will miss Chingford Road!"

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