

Bedroom
10'9" x 10'6"

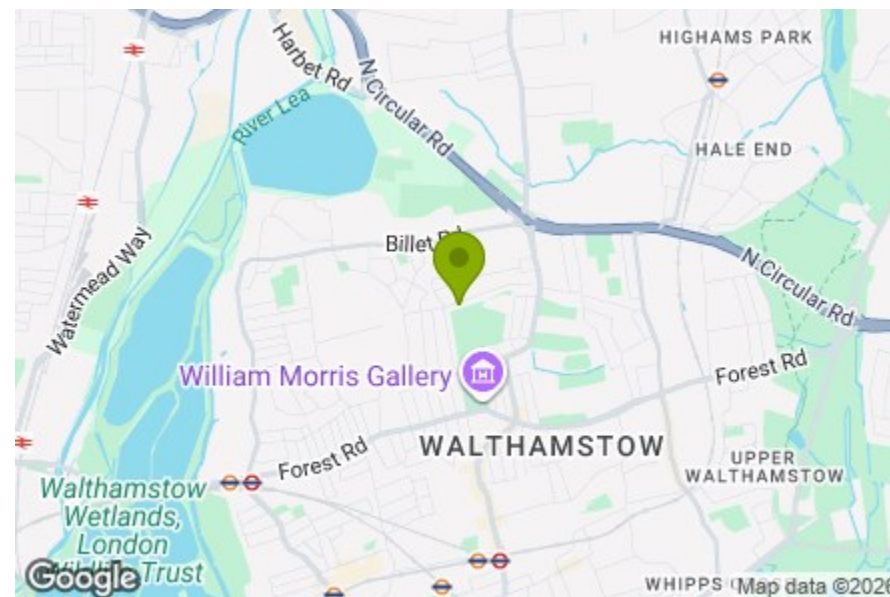
Bedroom
10'9" x 10'5"

Kitchen
8'4" x 7'9"

Bathroom
8'3" x 8'0"

Reception Room
11'9" x 11'1"

Hallway
2'10" x 23'4"



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		70	77
		EU Directive 2002/91/EC	



BRETTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £490,000 Leasehold
2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- No Chain
- Backing Onto Lloyd Park
- Long Lease
- Good Order Throughout
- Shared Rear Garden
- Ex-Warner

A well-kept two-bedroom ground floor flat in a lovely Lloyd Park setting, with a shared rear garden and the green open space itself right behind you. Set on Bretttenham Road, this is an ex-Warner home in good order throughout, with local favourites and the neighbourhood's easy transport connections all close at hand.

REQUEST A VIEWING
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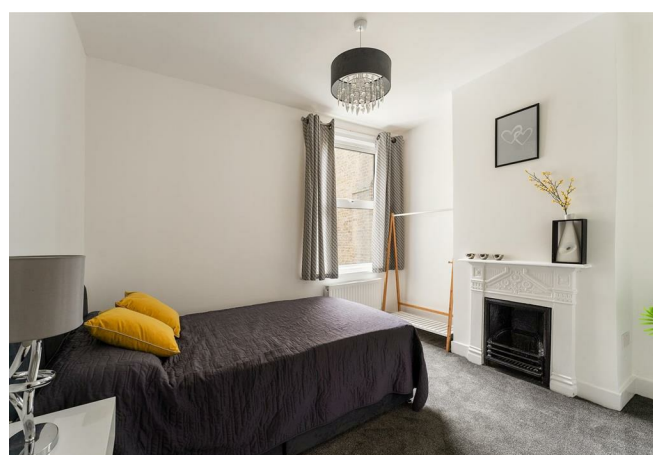
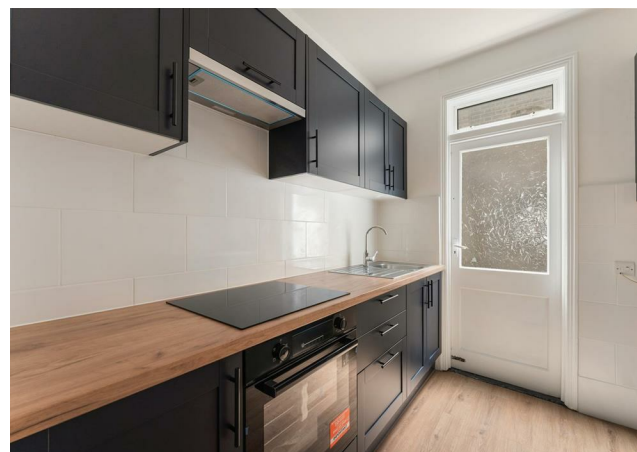
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IF YOU LIVED HERE...

A long entrance hallway gives the home a pleasing sense of flow, leading you through to each room in turn. At the front, the reception room is bright and welcoming, with a bay window, soft neutral decor and a handsome fireplace that brings a little period character. Both bedrooms are similarly balanced in size, each a good double, so the layout feels practical as well as flexible.

The kitchen is neatly arranged with dark cabinetry, timber worktops and a clean, modern finish, while the bathroom is particularly generous, with both a bath and a separate shower. Throughout, the presentation is simple and calm, making it easy to imagine settling straight in. To the rear, the shared garden adds welcome outdoor space, and with Lloyd Park just beyond, you have greenery on your doorstep in every sense. Offered with no chain, it's a straightforward home in a very special spot.

WHAT ELSE?

Lloyd Park is directly behind the property, with its much-loved Saturday market, tennis courts and open green space all close by.

The William Morris Gallery is nearby, giving this part of Walthamstow a real sense of culture as well as greenery.

You're also well placed for the new Soho Theatre Walthamstow, the Blackhorse Beer Mile and the Walthamstow Wetlands, all highlighted by the local area expert as part of everyday life here.



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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