



Reception  
10'9" x 11'5"

Kitchen/Diner  
11'0" x 15'5"

Bedroom  
14'1" x 10'5"

Bedroom  
5'10" x 9'2"

Bathroom  
7'10" x 9'10"

Sun Terrace

Hall

Garden  
approx. 18'0" x 16'4"

Total Area (Excluding Sun Terrace): 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	65
(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 £535,000 Share of Freehold 2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- First Floor Ex Warner Flat
- Beautifully Presented
- Private Rear Garden
- Loft included within the Demise
- Kitchen Diner
- Share of Freehold
- Quiet Residential Street
- Close to St James Street

Finished in impeccable style with plenty of period detail, this two-bedroom apartment sits on the first floor of an ex-Warner property, offering a private garden and sun terrace, a spacious kitchen/diner, a separate reception, and sole-use front door.

The location is a prime spot between Blackhorse Road, Walthamstow Central, and St James Street, offering the perks and transport links of several thriving neighbourhoods. Despite its proximity to the action, Warner Road is a leafy residential street, offering the perfect balance of peace and quiet.

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**IF YOU LIVED HERE...**

You'll love the iconic design of this home, developed by Walthamstow's first mayor at the turn of the last century. The properties are incredibly sought-after today, and for good reason considering the timeless style...

The front reception room is a bright and full of natural light with a gorgeous sage accent wall and original timber flooring. The custom carpentry looks brilliant, while wood burning stove adds character.

The bedrooms are just as pristine, while the substantial bathroom has been artfully designed with blush tiling, brass fittings and clever timber storage solutions.

This attention to detail continues in the kitchen/diner, where you'll find pristine cabinets, stylish fittings, integrated appliances and striking olive tiling.

Here you have access to your south-facing sun terrace, which leads the way to your smartly landscaped yet pleasingly low maintenance garden, featuring a decked patio and contemporary fencing.

Beyond sole-use front door, you'll be delighted to find that your new home is nestled in between some excellent green spaces; Lloyd Park, Walthamstow Wetlands and St.

James Park are all reachable on foot. Jump on a bike and get to them even quicker.

As for urban fun, there's plenty. In fact, Conde Nast Traveller ranked the nearby Blackhorse Road area among the UK and Ireland's top destinations to visit. Start by exploring the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and the epic Big Penny Social (look out for events across all of them).

If you head in the other direction you'll find the incredible amenities that Hoe Street has to offer, including the world-class Soho Theatre Walthamstow, and a whole host of award-winning restaurants.

**WHAT ELSE?**

-It's an eight minute stroll to Blackhorse Road station, where you have access to both the Victoria line and Suffragette Overground. Buses are plentiful too. You also have the option of strolling the same distance to St James Street for the Weaver Overground route to London Liverpool Street.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest cinema.



**A WORD FROM THE OWNER...**

"We have loved living in this flat since 2019. We have lovingly renovated the property, notably the kitchen and bathroom with a midcentury style. Having bought the freehold, you could extend into the loft which would be exciting. The lounge with wood burner is super cosy in winter and the re-landscaped garden is fantastic for summer BBQs with friends. Location is ideal - between St James and Blackhorse stations - but the road still has a very residential feel. We actually know our neighbours (who we will miss sorely)! Not far from the village for when our parents visit and a short walk to the gym, coffee and, more importantly, the beer mile. It really has it all!"

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