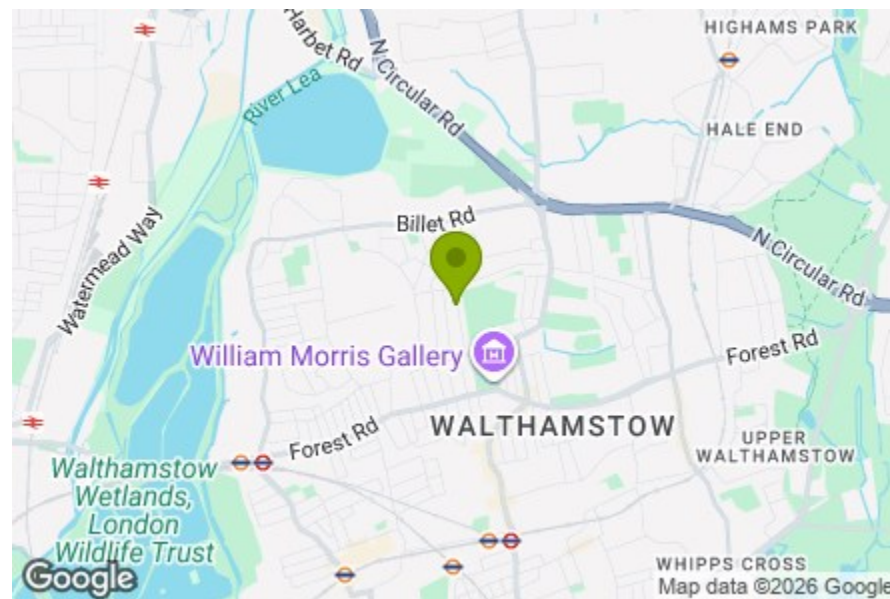




- Reception Room  
15'2" x 13'5"
- Kitchen  
9'8" x 10'7"
- Bedroom  
12'6" x 15'9"
- Bedroom  
9'3" x 10'5"
- Bathroom  
9'4" x 4'1"
- Bathroom (Ensuite)  
5'8" x 4'11"
- Garden  
16'4" x 37'4"



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	EU Directive 2002/91/EC



## CARR ROAD, WALTHAMSTOW

### Offers In Excess Of £575,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Ex Warner First Floor Flat
- Split Level
- Beautifully Presented
- Renovated Throughout
- Section of Shared Garden
- Quiet Residential Street
- Lloyd Park Location

Tucked away on a quiet residential street in the Lloyd Park neighbourhood, this beautifully presented two bedroom ex-Warner apartment has been renovated throughout and arranged across two levels. With generous proportions, a section of shared garden and a warm, contemporary finish, it offers a lovely balance of character, comfort and everyday practicality.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Entering via your own front door at ground level, you'll head upstairs to the main accommodation, where the reception room sits at the front of the home. The bay window draws in plenty of natural light, while herringbone flooring, a feature fireplace and bespoke storage bring character and polish. There is space here to relax, dine and make the room feel truly your own.

To the rear, the first bedroom is a comfortable double, set apart from the living space. The kitchen has been stylishly updated with bold cabinetry, generous worktop space and good storage, creating a smart and practical setting for everyday cooking. Beyond this, the bathroom is finished with striking tiling, a bath and contemporary fittings. From this level, you also have access to the section of shared garden, a welcome outdoor space for warmer days.

Upstairs, the principal bedroom occupies the loft level and feels wonderfully spacious, with skylights, eaves storage and its own

ensuite shower room. It makes a calm retreat at the top of the home, with useful separation from the rest of the apartment.

#### WHAT ELSE?

- Lloyd Park is a short stroll away, with open green space, tennis courts, a café and the William Morris Gallery.

Walthamstow Central is within easy reach for the Victoria line, Overground services and Walthamstow High Street.

- Local favourites nearby include The Bell, Yard Sale Pizza, Peel and the independent cafés and restaurants around Hoe Street.



#### 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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