

Reception  
11'3" x 14'5"

Kitchen/ Diner  
11'3" x 9'5"

Bathroom  
7'9" x 5'9"

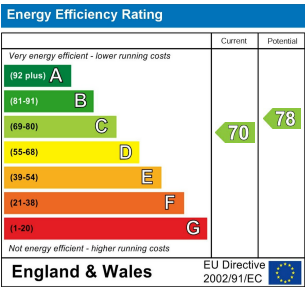
Bedroom  
7'9" x 8'11"

Bedroom  
11'2" x 13'8"

Garden  
44'5" x 10'7"

Garden Room  
9'1" x 7'4"

Total Area (Excluding Garden Room): 63.8 m² ... 687 ft²  
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.



## COURTENAY ROAD, WALTHAMSTOW

Offers In Excess Of £515,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Private Section of Rear Garden
- Close to Blackhorse Road Station

Bright, beautifully imagined and full of character, this two-bedroom ex-Warner maisonette perfectly showcases why these iconic homes remain so sought-after. Highlights include the well-considered layout, stylish design features, private section of the rear garden complete with studio, and of course the prime E17 location...

Blackhorse Road tube station is a few minutes away, putting you half an hour from central London door-to-door via the Victoria line, but you've got plenty of action going on in your local community, including fantastic bars and eateries, as well as easy access to vast green space, such as the Walthamstow Wetlands.

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#### IF YOU LIVED HERE...

You'll love the considered mix of materials and hues found throughout your home. In your reception room, light floods through the windows to create a great sense of space, while the soft carpeting gives a feeling of warmth. The bespoke carpentry and custom shutters not only look great, but will be a huge convenience too.

This attention to detail continues in the kitchen, where you'll find pristine cabinets, stylish fittings, integrated appliances and a breakfast bar. The bathroom has a similar amount of class, with contemporary fittings and plenty of storage. As for the bedrooms, they're both immaculate with more gorgeous decor.

Of course, at the rear you have a private section of garden, which is full of rich foliage and has a versatile studio at the rear. Beyond that, you'll find countless amenities, including the much-lauded veg-friendly restaurant SlowBurn, the community-centred bouldering studio Yonder, the newly opened Community Sauna Baths, and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

If you want to be more immersed in nature, you're just a few minutes from the fantastic Walthamstow Wetlands, which has cycle routes which lead to some of East

London's most popular destinations such as the Olympic Park.

As well as having Blackhorse Road station so nearby for the Victoria line and Suffragette Overground, in the other direction you've also got quick access to St James Street station for the nifty Weaver Overground to London Liverpool Street.

#### WHAT ELSE?

-The dynamic social hub CRATE St James is an eight minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques.

-Situated in Walthamstow Pumphouse Museum - a 14 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.

-You've also got countless amenities on your doorstep, including Europe's longest market which runs along the High Street, plus the newly opened Forest cinema and the convenient chains found in the 17&Central shopping centre a short stroll away in Walthamstow Central.



#### 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 ASSISANT BRANCH MANAGER

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