

Reception Room
11'0" x 13'4"

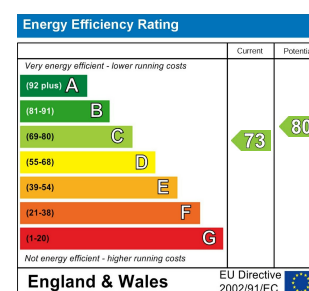
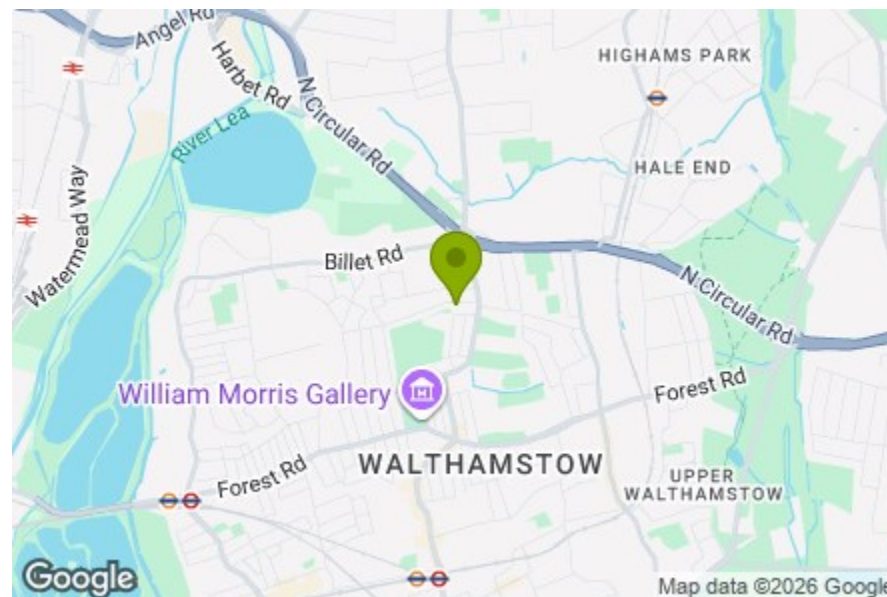
Bedroom
10'9" x 10'5"

Bathroom
8'0" x 7'10"

Kitchen
8'0" x 11'0"

Bedroom
11'3" x 10'11"

Garden
20'0" x 8'10"



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor Flat
- Over 700 sq.ft
- Own Section Of Garden
- Moments Away from Lloyd Park

A well-proportioned two bedroom ground floor flat on Brettenham Road, moments from Lloyd Park and within easy reach of Walthamstow's cafés, green spaces and day-to-day essentials. With over 700 sq ft of space and its own section of garden, this is a calm, practical home in a much-loved E17 pocket.

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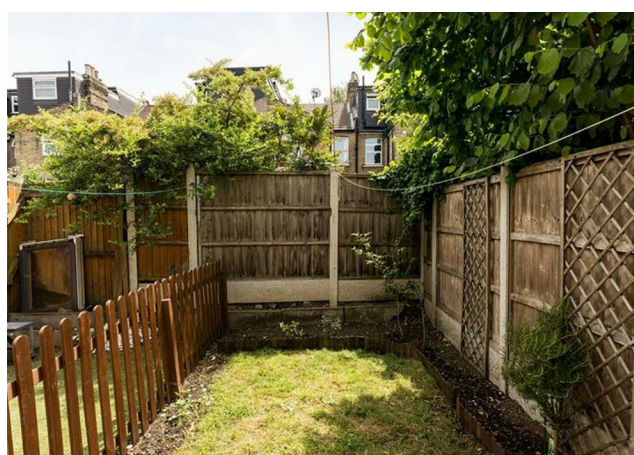
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IF YOU LIVED HERE...

You'd step into a long hallway, with useful storage to one side and a natural flow through the home. At the front, the reception room feels bright and welcoming, with a bay window, wood flooring and plenty of space to settle in. The neutral walls, simple finishes and considered details give the room an easy warmth.

There are two bedrooms, both well-proportioned doubles. One sits centrally within the plan, while the second is positioned at the rear overlooking the garden, creating a peaceful retreat away from the street. The bathroom is neatly arranged with a bath, overhead shower, white tiling and a fresh, unfussy finish.

The kitchen is set at the heart of the home, conveniently connecting the living spaces and bedrooms. Fitted with timber-style cabinetry, tiled splashbacks and generous worktop space, it offers a practical setting for everyday cooking and entertaining. Outside, your own section of garden provides a welcome extension of the living space, with room for planting, outdoor

dining or simply enjoying a quiet moment in the warmer months.

WHAT ELSE?

- Lloyd Park is just moments away, with open green space, tennis courts, gardens and the William Morris Gallery on its edge.
- Deeney's Café at the William Morris Gallery is close by for coffee, toasties and a leafy outlook across the park.
- Walthamstow Central, the High Street and the wider E17 food and drink scene are all within easy reach for transport, shops and weekend plans.



A WORD FROM THE OWNERS...

"I've loved living on Brettenham Road and will always look back fondly on my time here. It's been a great first home and will be ideal for a young couple or family. It's bright, spacious and has a lovely little garden too. Everything is in good condition, but there is plenty of scope for new owners to put their own stamp on the place.

Right on your doorstep is Lloyd Park, the Blackhorse Beer Mile is just a 20 minute walk away, and at the top of the road you have four direct bus routes to Walthamstow Central. It feels like a little bit of suburbia while still being right in the heart of Zone 3."

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