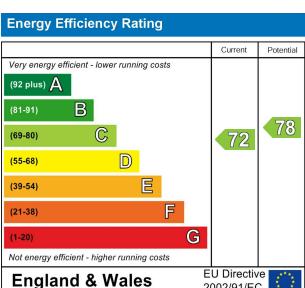


Lounge  
13'1" x 11'1"  
  
Kitchen  
7'6" x 6'10"  
  
Bedroom  
10'9" x 10'5"  
  
Bedroom  
11'5" x 8'2"  
  
Bathroom  
6'0" x 4'5"  
  
Garden  
32'9"

Total Area: 54.3 m<sup>2</sup> ... 584 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**WARNER ROAD, WALTHAMSTOW**  
Offers In Excess Of £475,000 Leasehold  
2 Bed Apartment - Purpose Built



#### Features:

- Two Bedrooms
- Ground Floor
- Well Presented
- Ex Warner Maisonette
- Private Garden
- Own Front Door
- Short walk to Blackhorse Station

A beautifully preserved and immaculately presented two bedroom ground floor apartment in our classic Warner style. That means you get your own dedicated front door under that signature archway and a private section of lush rear garden, all located between Walthamstow High Street and Blackhorse Lane.

The brainchild of Sir Thomas Courtenay Warner, Walthamstow's first mayor, in the early twentieth century, the signature style blends privacy and sociability, and with their rock solid construction remain some of the most popular housing around to this day.

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#### IF YOU LIVED HERE...

You'll find a bright and generous suite of rooms behind that striking canary yellow front door - complete with original ironwork. Let's start with your 150 square foot front lounge. Precious vintage floorboards run underfoot, natural light floods in from the twin double glazed windows with a leafy view of your front yard, and there's another piece of Warner history taking centre stage; an original ebony cast iron hearth and mantel.

Bedroom one is a well-proportioned double, elevated by a bold red statement wall that draws the eye toward the garden view. Bedroom two offers a calm, inviting feel with its off-white palette and smart new parquet flooring. Your kitchen's every bit as smart and stylish, with timber countertops and a creamy metro tiled backsplash, while your bathroom's immaculately tiled from floor to ceiling. Outside, your lengthy section of lawn is artfully divided from your neighbour's by bespoke timber fencing, overhung by mature greenery and offering a neatly presented, leafy outlook.

Outside and whether you're heading to the West End or the City you're well catered for. Blackhorse Road is just a half mile on foot and will get you straight to Oxford Circus in twenty minutes via the Victoria line. St James Street overground is just as close and will whisk you to Liverpool Street in the same amount of time. Even closer to home, Stoneydown Park is just three minutes walk anytime you fancy some exercise for you or a furry friend.

#### WHAT ELSE?

- For your new local we have to recommend a personal favourite, The Chequers. A real 'Stow institution this lively, characterful gastropub is less than a half mile on foot from your front door.
- Our borough's green gem of Lloyd Park is just a fifteen minute walk. These open green spaces and landscaped gardens are home to cafes, courts, all manner of sports clubs and classes and a regular farmers market.
- Explore our latest social hub of Crate St James, just next door to the station, for a wide range of independent entrepreneurs from craft breweries to yoga studios.



#### A WORD FROM THE OWNER....

"We've loved our four years in Warner Road. It's a really friendly neighbourhood and the location is ideal - being right in the middle of Walthamstow Central, Blackhorse Rd and St James Street means you're only ever a short walk from everything the wider area has to offer, as well as all the transport options. Walthamstow continues to develop and there's always something new to check out, whether it's the Soho theatre about to open up or the Banksy that popped up at the end of the road."

The flat is a really great layout and we've loved maintaining its period features and making it a really cosy and welcoming home. The fenced off garden is a real plus as it gives a great sense of privacy and relaxation. Now that our family is growing it's time for us to move on but we will definitely miss living here and the community feel of the street."

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