



Reception Room  
10'8" x 10'7"

Kitchen/Diner  
11'11" x 11'8"

Bedroom  
10'8" x 10'5"

Bedroom  
7'6" x 5'11"

Bathroom  
7'6" x 5'11"

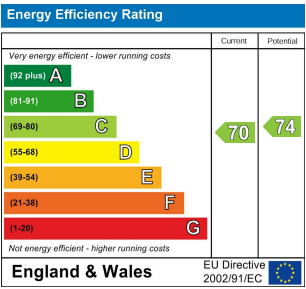
Bedroom  
14'11" x 9'3"

Shower Room  
7'2" x 5'5"

Eaves Storage  
24'3" x 7'8"

Eaves Storage

Garden  
32'9"



MERSEY ROAD, WALTHAMSTOW  
Offers In Excess Of £585,000 Leasehold  
3 Bed Flat



Features:

- Three Bedrooms
- First Floor
- Ex Warner Maisonette
- Well Presented
- Shared Rear Garden
- Kitchen Diner
- Stripped Wooden Floors
- Lloyd Park Location

A beautifully bright three-bedroom ex-Warner maisonette arranged over the first and second floors of a grand Victorian brick house in one of Walthamstow's most sought-after spots, just moments from much-loved Lloyd Park. Inside, you'll find a kitchen/diner, a reception room, two bathrooms, and a converted loft, plus masses of handy storage and access to a shared rear garden. Well presented throughout, this charming home blends character with practicality in all the right ways. Perfectly positioned, you're just steps from open green space and moments from the cafés, shops, and transport links along Hoe Street, bringing you the best of Walthamstow life right on your doorstep.

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#### IF YOU LIVED HERE..

With over 918 square feet to spread out in, this home unfolds across two floors of a characterful Victorian terrace on a quiet, tree-lined street. Head up to the first floor and you'll find the reception room, a bright, inviting space where two generous windows flood the room with natural light, bouncing off stripped wooden floors. The alcoves on either side of the chimney breast have been fitted with bespoke cabinetry and thick shelving, ready for books, plants, or your favourite treasures.

Next door, a versatile single bedroom, cosy and carpeted, offers the perfect spot for a nursery or home office, while the first double bedroom continues the calm, understated theme with wooden floors and soft neutral décor.

The family bathroom feels fresh and classic, with white metro tiles edged in black - a subtle nod to vintage styling, and a full-sized bath with an overhead shower. A handy laundry nook sits just beyond, and built-in shelving on the landing provides a ready-made home for your library (or the beginnings of one).

The kitchen/diner combines cream cabinetry with warm wooden worktops, echoing the floors for a sense of harmony. Twin east-facing windows overlook the leafy gardens below, filling the space with soft morning light - perfect for coffee and quiet starts.

Step outside and you'll find a 32-foot garden stretching out behind you, lush with greenery and framed by purpose-built concrete planters around built-in seating. A raised deck at the end makes a peaceful spot to sit back and enjoy the view, while a backdrop of Virginia creeper turns a glorious fiery red each autumn.

Up in the converted loft, the principal bedroom has a real sense of retreat. Wooden flooring, twin skylights, and French doors opening onto a Juliet balcony bring light and air throughout the day. Cleverly designed eaves storage, including one section stretching an impressive 24 feet, keeps everything neatly tucked away, from suitcases to camping gear. A second bathroom completes the top floor, with a walk-in shower and Velux window keeping things bright, airy, and relaxed.

#### WHAT ELSE?

Forest Road, only 0.2 miles away, has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.

The area's transportation services are good, particularly Walthamstow Central Station, which runs an Overground and Victoria Service delivering direct links to Central London.

The A406 (North Circular) provides easy road access to Central and North London and is only 0.4 miles to the northeast of the property.



#### 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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