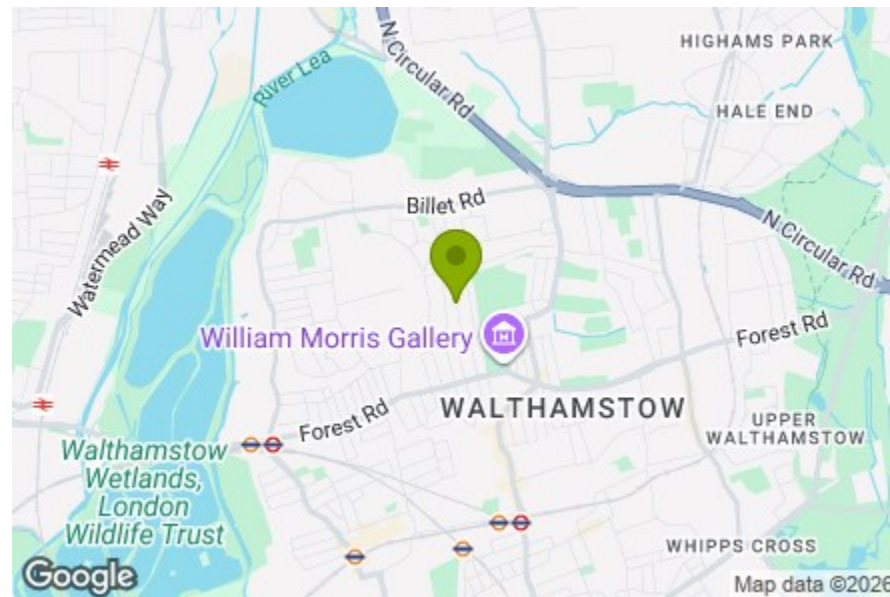


- Bedroom  
10'9" x 10'5"
- Reception  
15'3" x 10'7"
- Kitchen/Diner  
9'10" x 10'7"
- Bathroom  
7'0" x 11'5"
- Shared Garden  
16'2" x 31'6"
- Outdoor Storage

Total Area (Excluding Garden & Outdoor Storage): 42.6 m<sup>2</sup> - 459 ft<sup>2</sup>  
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## FLEEMING ROAD, WALTHAMSTOW

### Offers In Excess Of £400,000 Leasehold 1 Bed Flat



#### Features:

- Ex-Warner Style Flat
- Ground Floor
- One Bedroom
- Beautifully Presented
- Close To Lloyd Park
- 459sqft

Set on a peaceful residential street close to Lloyd Park, this beautifully presented one bedroom ground floor ex-Warner flat offers 459 sq ft of thoughtfully arranged living space, along with access to a generous shared garden. You're perfectly placed for everything that makes this part of Walthamstow so popular, from independent cafés and local shops to green open spaces and excellent transport connections.

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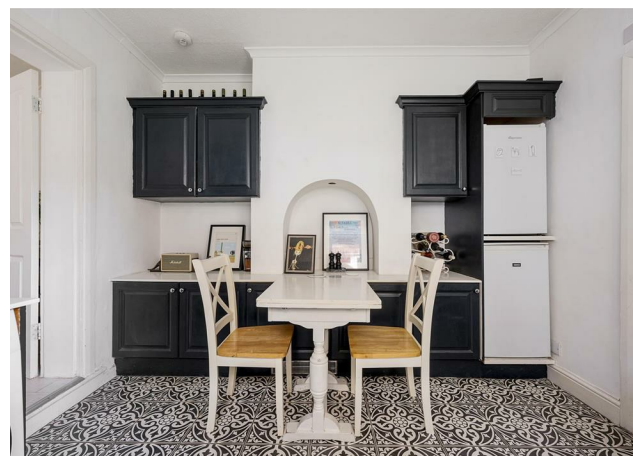
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#### IF YOU LIVED HERE...

Step inside and you'll find a bright, welcoming home with a calm, cohesive feel throughout. The reception room sits at the heart of the flat, with soft neutral décor, pale flooring and well-judged proportions creating a space that feels both comfortable and versatile. Large windows bring in plenty of natural light, while the layout flows naturally through to the kitchen beyond.

The kitchen/diner is beautifully finished, with dark cabinetry set against crisp white walls and patterned flooring that adds character without overwhelming the space. There's room for dining as well as cooking, making it a sociable setting for everyday meals or catching up with friends. From here, a door opens directly out towards the shared garden, extending your living space into the warmer months.

To the front of the property, the bedroom is a serene retreat with a bright, airy feel and built-in storage. The bathroom has been stylishly updated with dark panelling, white metro tiling and

patterned floor tiles, bringing together classic and contemporary influences. Outside, the shared garden stretches impressively behind the building, offering plenty of outdoor space to enjoy, along with the benefit of additional outdoor storage.

#### WHAT ELSE?

- Lloyd Park is just a short stroll away, home to landscaped gardens, tennis courts, the William Morris Gallery and the much-loved Saturday market.
- Nearby favourites include Hucks, Peeld, The Collab and The Nag's Head, while Hoe Street offers an ever-growing selection of independent cafés, restaurants and shops.
- Walthamstow Central is within easy reach for Victoria line and Overground services, putting King's Cross, Oxford Circus and Liverpool Street comfortably within commuting distance.



#### 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 ASSISTANT BRANCH MANAGER

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