



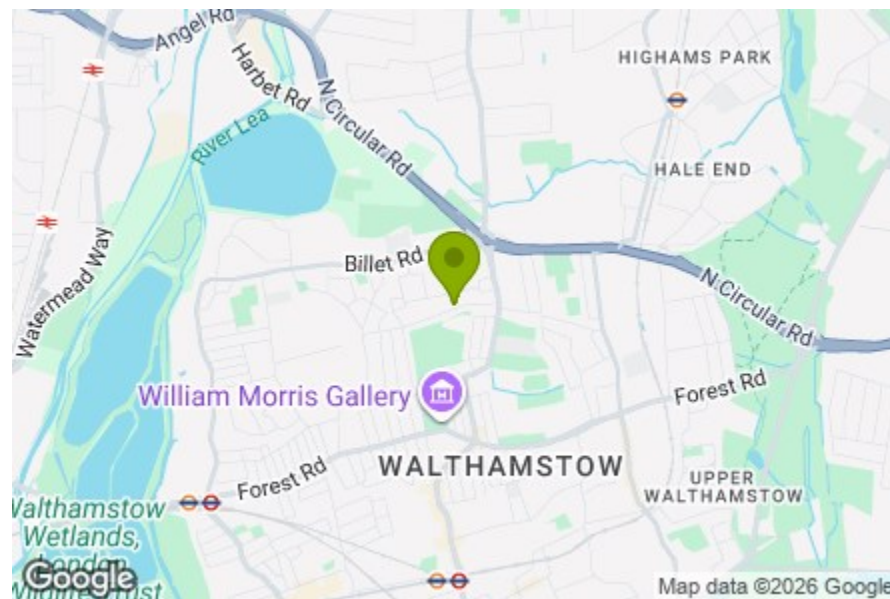
Shared Garden is Approx. 9.15m x 5.75m



Total Area: 71.6 m² ... 770 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.

- Reception
17'1" x 11'5"
- Bedroom
10'10" x 10'5"
- Kitchen
8'3" x 7'10"
- Bathroom
8'3" x 7'10"
- Bedroom
11'8" x 11'0"
- Shared Garden
30'0" x 18'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BRETTEHAM ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor
- Own Section Of Garden
- Lloyd Park Location
- Own Front Door

Occupying the first floor of a handsome period property in one of Walthamstow's most sought-after neighbourhoods, this two bedroom apartment combines generous proportions with a wonderfully practical layout. With its own front door, a private section of garden and Lloyd Park just a short stroll away, it offers a lovely balance of green space, community and city convenience.

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0203 397 9797

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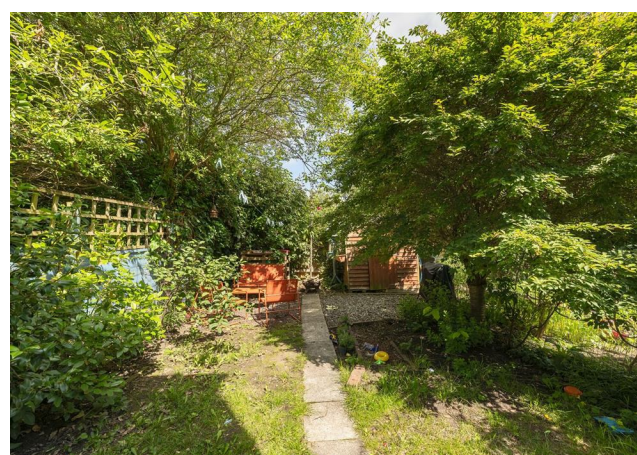
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IF YOU LIVED HERE...

Your own front door opens to a private entrance hall, with stairs leading up to the apartment itself. At the front of the home, the reception room stretches to over seventeen feet in length, with large windows drawing in plenty of natural light. Well-proportioned and easy to arrange, it's a comfortable living space with room for both relaxing and dining.

Along the hallway you'll find the first bedroom, a bright double with a calm outlook and good floor space. Opposite sits the separate kitchen, neatly arranged with fitted cabinetry and worktops running along both sides. The family bathroom is positioned just beyond, with a bath and overhead shower, soft neutral finishes and natural light from the window.

To the rear, the principal bedroom enjoys the most peaceful position in the home, overlooking the garden and offering generous dimensions. Outside, your own section of garden provides a welcome extension of the living space, with plenty of

room for planting, outdoor dining or simply enjoying a quiet afternoon in the sunshine. Altogether, the apartment offers around 770 square feet of internal space, thoughtfully arranged and full of potential to make your own.

WHAT ELSE?

- Lloyd Park is moments away, home to the William Morris Gallery, landscaped gardens, tennis courts and one of the area's most loved weekend destinations.
- 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.
- The neighbourhood is packed with independent favourites including Bells Corner, Today Bread and the much-loved cafés, restaurants and pubs around Hoe Street and Walthamstow Village.



A WORD FROM THE OWNER.....

"We have really enjoyed living in this area and on this street. It's been so flexible for every stage of the last six years. It is a nice commute into central London, including feeling incredibly safe when travelling back after late-night events. We've discovered really lively local spaces and events (like Lloyd Park, and its weekly market, or the Dusty Knuckle float that parks up on the street to sell delicious bread and pastries weekly.) We were even here during Covid, when the local walks and the garden became so important. It was during this period that a strong sense of community emerged that still remains (including a WhatsApp group you can join where items and community news is still shared almost daily!) It really does combine the best of London with the best of more local, close-knit community."

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