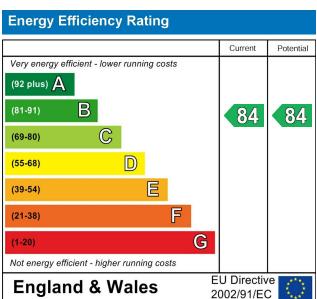
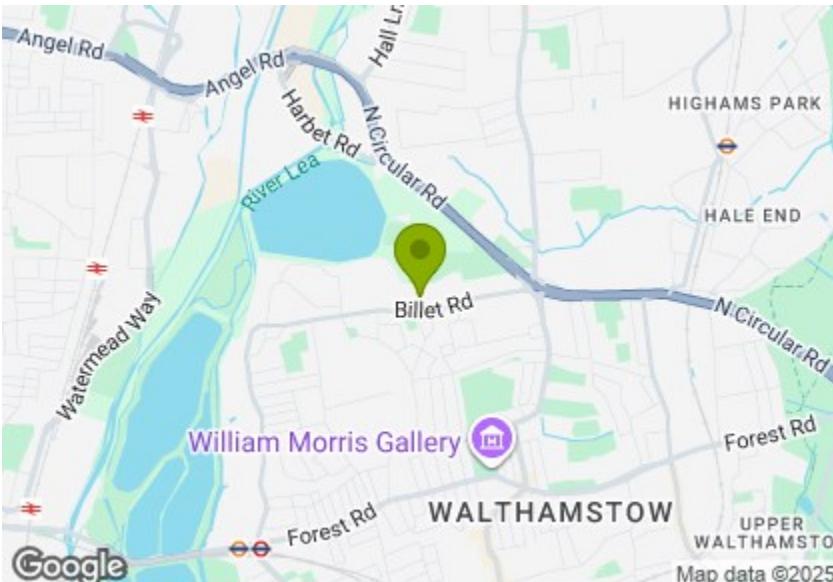


Total Area: 101.7 m<sup>2</sup> ... 1094 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## BEAUMANS DRIVE, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
4 Bed Maisonette



### Features:

- Four Bedrooms
- Split Level
- Well Presented
- Short walking distance to Lloyd Park
- Modern Development
- Gated Parking

Set within a smart modern development just a short walk from the open green spaces of Lloyd Park, this generously sized four-bedroom home offers well-balanced living across two thoughtfully arranged levels. With its clean contemporary finish, adaptable layout and secure gated parking with EV Charging, the property lends itself easily to growing households or those seeking a bit more room to spread out. Positioned in a peaceful residential setting, it combines the feel of a settled community with easy access to local amenities, schools, and transport options just a short stroll away.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

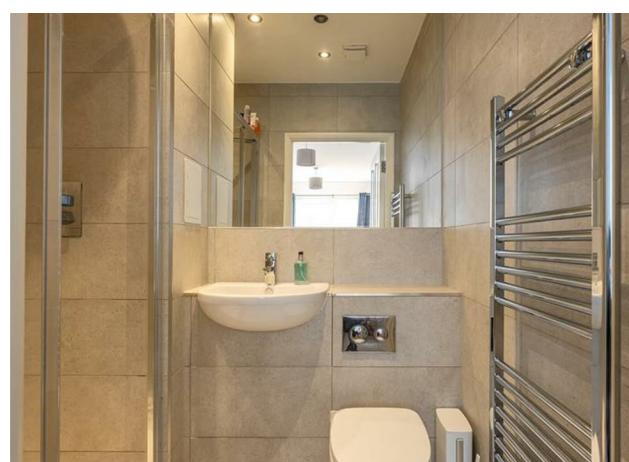
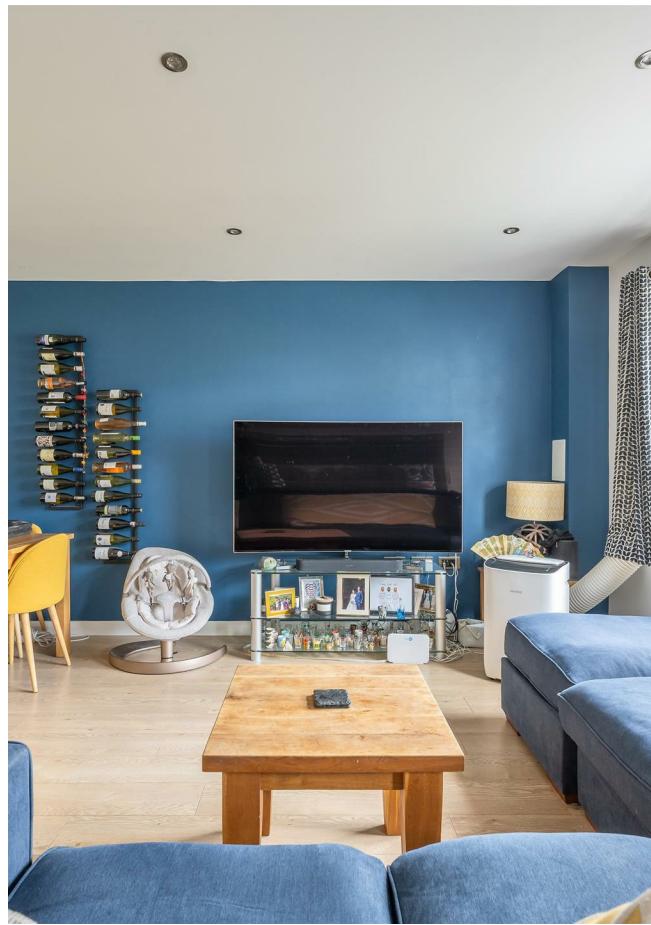
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#### IF YOU LIVED HERE...

Tucked within a thoughtfully planned development, this home benefits from access to a series of inviting communal gardens. Landscaped green spaces, playful timber structures and quiet seating areas offer a welcome extension of the living space—perfect for families, professionals or anyone who enjoys the outdoors on their doorstep.

Inside, a bright entrance hall sets the tone with pale wood flooring and crisp finishes. Two built-in storage cupboards provide practical everyday convenience, while stairs rise neatly to the upper floor. To the front, the first bedroom is bathed in natural light from a large window and finished in soft, neutral tones for a restful atmosphere. At the rear, a second well-sized bedroom offers versatility and calm, also with carpet underfoot and a wide window framing the view. The ground floor bathroom is stylishly tiled, with a frosted window and recessed shelving adding subtle, practical detail.

Upstairs, the spacious open-plan kitchen, lounge and dining area stretches across the full width of the property. Pale timber-style flooring flows from the living zone to the dining space, while darker tiling defines the kitchen. Contemporary cabinetry and generous storage contribute to a considered and functional layout. The third bedroom is particularly spacious, complete with a mirrored built-in wardrobe and private ensuite, all decorated in soft, neutral

hues. Also on this level is a fourth bedroom—ideal as a nursery, study or guest room—and a second bathroom, which includes a full-length bath and clean-lined, cohesive finishes throughout.

The surrounding area blends green spaces, cultural highlights and a strong sense of community. Just a short walk away, Lloyd Park offers something for everyone, from the beautifully curated William Morris Gallery to a recently rejuvenated playground and a lively weekend food market. For a deeper breath of nature, the expansive Walthamstow Wetlands provides peaceful walking routes and wildlife spotting. Local pubs like The Dog & Duck and The Bell offer welcoming spots to unwind, while The Italian Baker is perfect for fresh breads and pastries. The Waltham Forest Feel Good Centre caters to fitness and leisure needs, and the newly opened Soho Theatre brings a fresh cultural energy. Families are well catered for, with a wide range of schools nearby including Roger Ascham.

#### WHAT ELSE?

There are plenty of bus routes connecting you to nearby neighbourhoods such as Leyton, Hackney and Tottenham, as well as local stations. Walthamstow Central and Blackhorse Road are both within easy reach, offering swift access to the Victoria Line and Overground services, making journeys into central London and beyond fast and convenient.



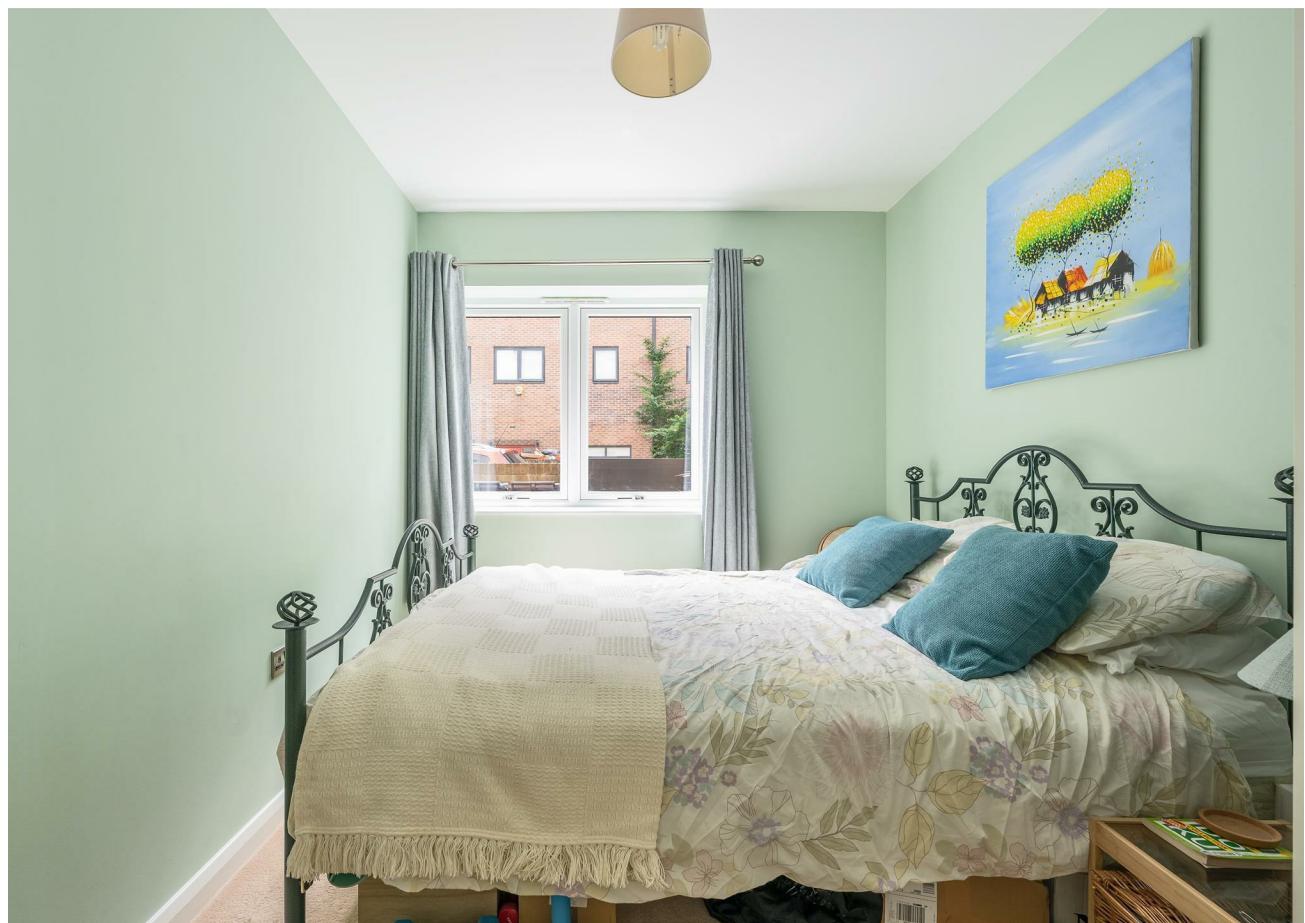
#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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**Kitchen/Lounge/Diner**

18'6" x 16'1"

**Bathroom**

7'2" x 4'6"

**Bedroom**

10'11" x 11'0"

**Bedroom**

10'11" x 8'7"

**Bathroom**

6'9" x 8'2"

**Bedroom**

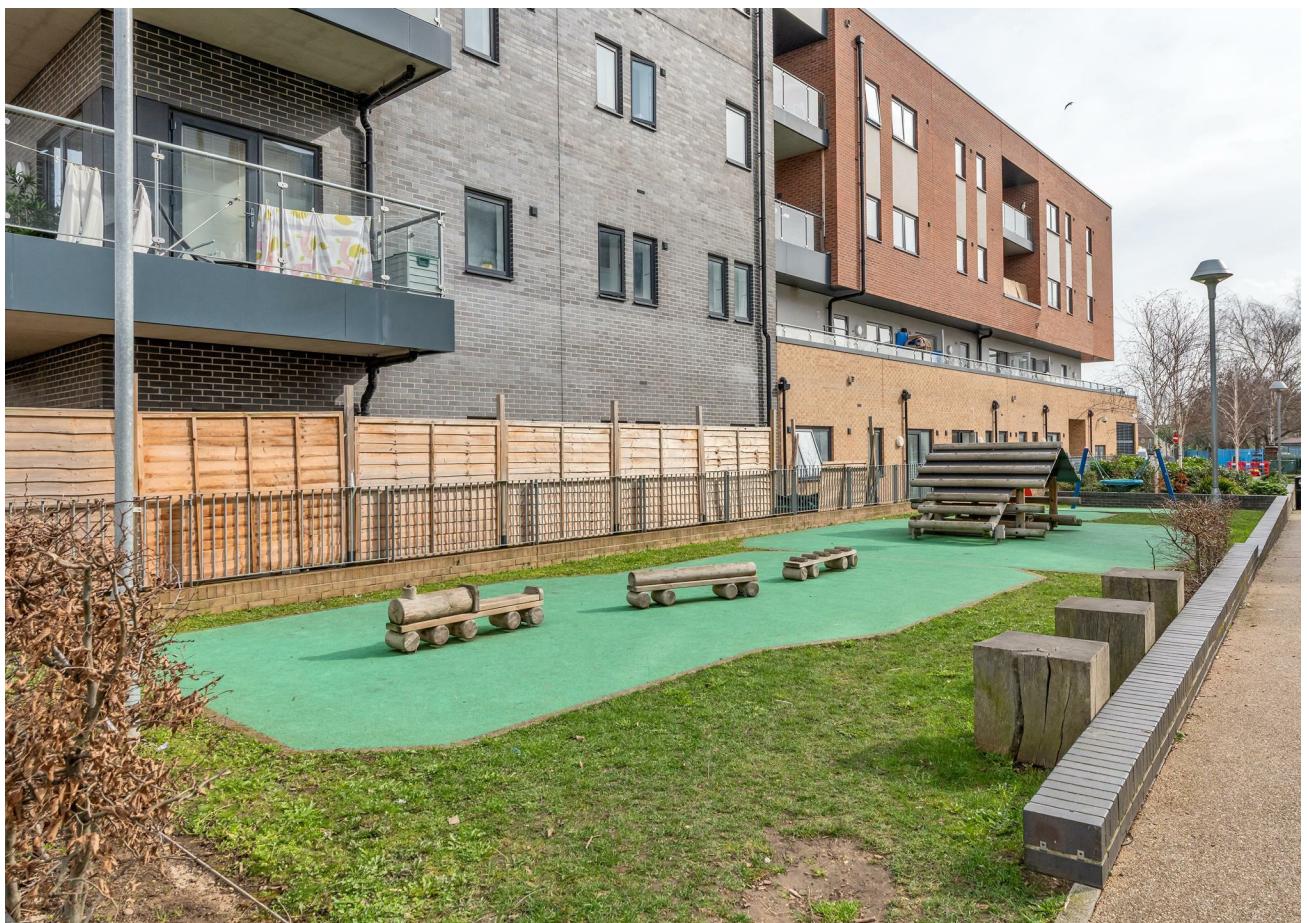
8'5" x 16'8"

**En-Suite**

6'6" x 4'5"

**Bedroom**

9'6" x 12'9"



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