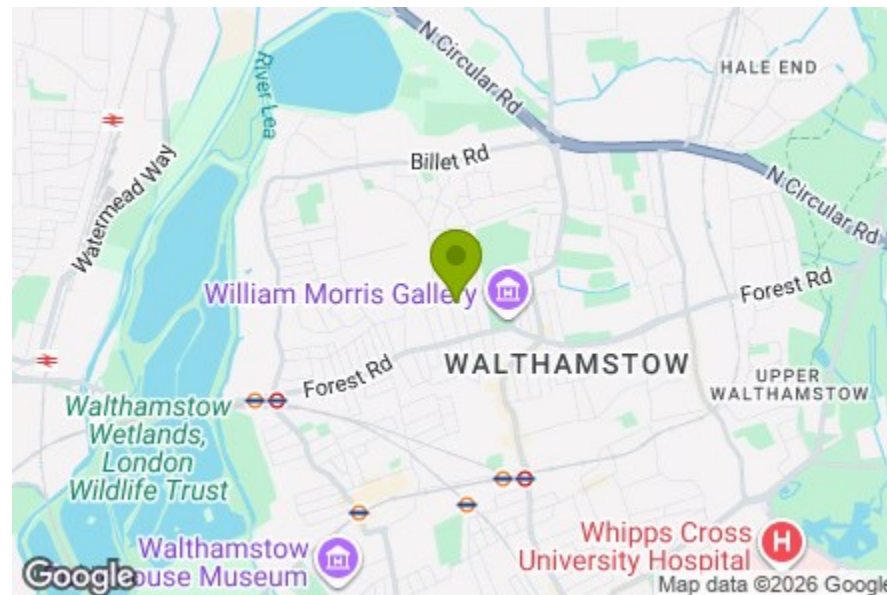




- Lounge  
16'8" x 10'5"
- Bedroom  
10'5" x 12'5"
- Bedroom  
7'10" x 8'2"
- Bathroom  
7'10" x 7'7"
- Dining Room  
11'1" x 17'0"
- Kitchen  
7'10" x 6'6"
- Bedroom  
9'8" x 17'1"
- Ensuite  
6'0" x 6'7"
- Garden  
36'1" x 8'4"

Total Area (Excluding Eaves Storage): 96.3 m<sup>2</sup> ... 1037 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	79
	EU Directive 2002/91/EC	



## WINNS AVENUE, WALTHAMSTOW

### Offers In Excess Of £600,000 Leasehold 3 Bed Maisonette



#### Features:

- Three Bedrooms
- Ex Warner Maisonette
- Arranged Over Two Floors
- Immaculately Presented
- Lloyd Park Location
- Short Walk to Walthamstow Central

A beautifully presented three bedroom ex-Warner maisonette, arranged over two floors in the heart of the ever-popular Lloyd Park neighbourhood. With two bedrooms on the main floor, a converted loft bedroom with ensuite, a separate kitchen and dining room, and access to a private garden from the kitchen, this is a thoughtfully arranged home that offers both flexibility and character. Lloyd Park sits at the end of the road, while Walthamstow Central, the Village and Hoe Street are all within easy walking distance.

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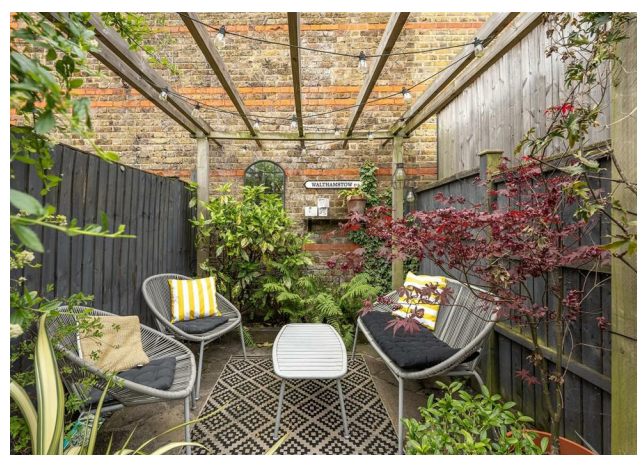
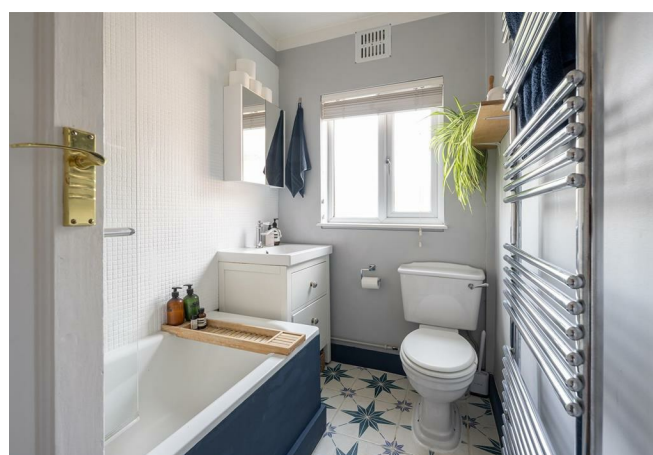
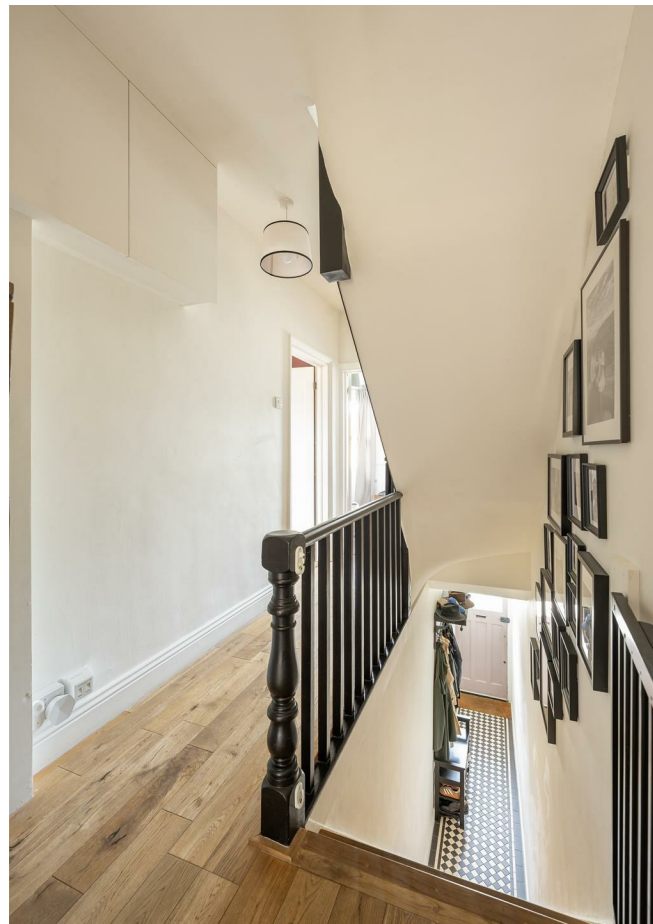
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**IF YOU LIVED HERE...**

Arranged across two floors and presented in excellent order throughout, this home balances the generous proportions of a classic Warner property with a fresh, contemporary finish. The reception room is bright and welcoming, with large windows drawing in plenty of natural light and creating a comfortable space to relax, entertain or spend time with family and friends.

To the rear, the dining room provides a sociable setting for everyday meals and gatherings, while the separate kitchen sits alongside with a practical layout, ample storage and workspace. An opening between the two spaces helps them feel connected while retaining their individual character. From the kitchen, there is access out to the garden, giving the home an easy connection between indoors and out during the warmer months.

Also on this floor are two well-proportioned bedrooms and the family bathroom. Upstairs, the converted loft has been transformed into a generous principal bedroom complete with its

own en suite. Set apart from the rest of the home, it creates a peaceful retreat and makes excellent use of the additional floor space. Throughout, the property is immaculately presented, making it easy to move straight in and start enjoying everything this sought-after corner of Walthamstow has to offer.

**WHAT ELSE?**

- Lloyd Park is just a few minutes away, home to the William Morris Gallery, landscaped gardens, tennis courts, an outdoor gym and a popular café.
- Walthamstow Central is within a short walk, providing quick Victoria line and Overground connections to King's Cross, Oxford Circus, Liverpool Street and beyond.
- The Bell, Long & Short Coffee and The Italian Bakery are all close by, while Walthamstow Village offers an excellent choice of independent restaurants, pubs and neighbourhood favourites.



**WORD FROM THE OWNER...**

"We have had the best 7 years here and will be genuinely sad to leave. The flat is filled with natural light and after we had the loft converted a few years ago is a surprisingly large space - it's accommodated our growing family wonderfully! The dining room with the hatch into the kitchen is probably our favourite thing - it's amazing for hosting. Lloyd Park is literally at the end of the road and the Saturday market is one of our favourite places to grab a coffee and a bit of lunch. We are equidistance from Walthamstow Central for an easy route into the city and the Victoria line and Blackhorse Road for another Victoria line option. Lots of great coffee spots and places to grab breakfast and the village is about a 20 minute walk so easy for weekend mooching - plus the corner shop is insanely well stocked and never lets us down. We renovated the garden during Covid and it's amazingly private considering it's London location and has become our own little oasis."

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