

Reception
10'11" x 10'11"

Bedroom
13'11" x 11'1"

Bedroom
5'7" x 7'7"

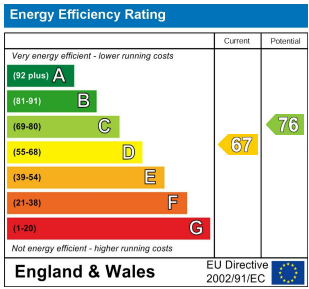
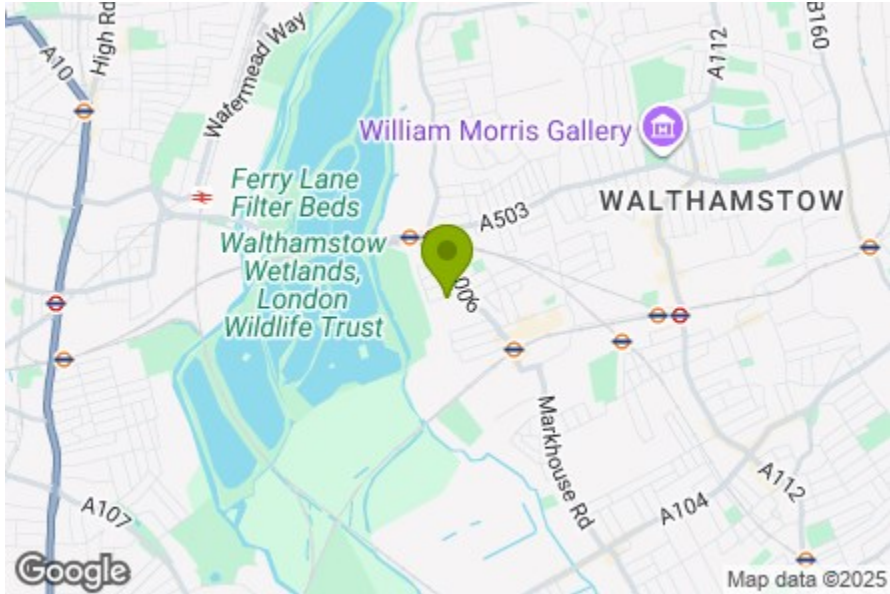
Bedroom
7'7" x 10'3"

Bathroom
6'11" x 4'6"

Kitchen/ Diner
10'11" x 13'4"

Bedroom
15'9" x 14'2"

Garden
9'2" x 49'2"



COURTENAY ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
4 Bed Maisonette



Features:

- Four Bedrooms
- First Floor Ex Warner Maisonette
- Immaculately Presented
- Private Section of Rear Garden
- Kitchen Diner
- Stripped Wooden Floors
- Close to Blackhorse Road Station
- Walking Distance to Walthamstow Wetlands

Bright and beautifully restored, this former Warner apartment spans two floors and features four bedrooms, a private section of the south-facing rear garden, a spacious kitchen/diner, a bright reception room, and a prime E17 location.

Blackhorse Road tube station is just seven minutes away, giving you a door-to-door journey of around half an hour to central London via the Victoria line (and you've also got access to the Suffragette Overground here). Closer to home, you'll find a vibrant local community with fantastic bars and eateries, plus easy access to vast green spaces such as the Walthamstow Wetlands.

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IF YOU LIVED HERE...

You'll feel instant pride living in a home with such an iconic design. Developed by Walthamstow's first mayor, Sir Thomas Courtenay Warner, at the turn of the last century, these properties remain incredibly popular today – and this one is even more of a gem thanks to its converted loft space.

The reception room has been beautifully preserved, with thoughtful updates such as stripped flooring and spotless décor, all bathed in light from the generously sized windows. The focal fireplace adds real charm, too.

The bedrooms on this floor share the same immaculate décor and considered details. The kitchen/diner strikes the perfect balance between character and modern comfort, with smart units, high-spec appliances, and a clever space-saving design. This style is echoed in the elegant bathroom. Meanwhile, the extra bedroom in the loft feels like a true sanctuary – tucked away, gorgeously designed, and lit by timber-framed Velux windows.

Of course, at the rear you have a private section of garden – south-facing no less. Beyond that, you'll find countless amenities, including the much-lauded veg-friendly restaurant SlowBurn, the community-centred bouldering studio Yonder, and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're

also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

If you want to be more immersed in nature, you're just a few minutes from the fantastic Walthamstow Wetlands, which has cycle routes which lead to some of East London's most popular destinations such as the Olympic Park.

As well as having Blackhorse Road station so nearby, in the other direction you've also got quick access to St James Street station for the nifty Overground to London Liverpool Street.

WHAT ELSE?

-The dynamic social hub CRATE St James is a seven minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques.

-Sited in Walthamstow Pumphouse Museum – a 12 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.

-You've also got countless amenities on your doorstep, including Europe's longest market which runs along the High Street, plus the newly opened Forest cinema and the convenient chains found in the 17&Central shopping centre a short stroll away in Walthamstow Central.



A WORD FROM THE OWNER.....

"We chose this property primarily based on its fantastic location and size, being one of the largest of the Warner flats in the area. We have loved being so close to the green spaces of St James Park, the marshes and the Walthamstow Wetlands, whilst being equidistant to both Blackhorse Road and St James Street stations for commuting and having access to the night tube. The Blackhorse Road ladder is also fantastic for evenings spent at the breweries, the Chequers pub and fab shops such as Yeet, Nourished Communities and Weirdough. One of our favourite things about the property is that it feels like you have a full house, particularly with the added loft room which has been great as a music studio, second living room or an additional room for guests to stay. We also love the original features, such as the fireplace and floorboards which we restored throughout."

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