



Reception Room
15'2" x 12'4"

Bedroom
10'4" x 9'4"

Kitchen/Diner
10'6" x 9'9"

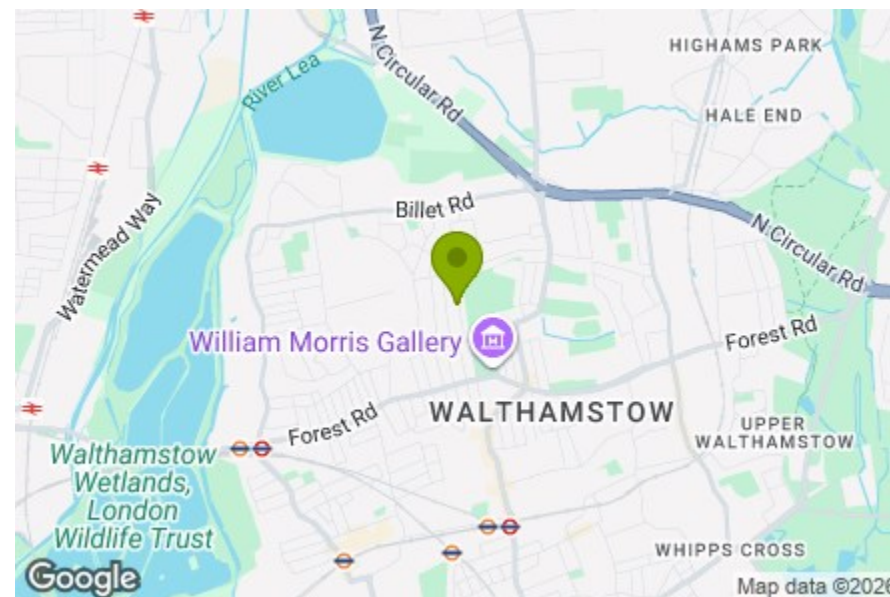
Bathroom
9'9" x 4'5"

Bedroom
15'4" x 8'2"

Study
7'10" x 5'2"

Garden
39'4"

Total Area: 74.5 m² ... 802 ft²
All measurements are approximate and for display purposes only.



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	74	79
	EU Directive 2002/91/EC	



CARR ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
3 Bed Flat



Features:

- Three bedrooms
- First Floor Ex Warner
- Beautifully Presented
- Own Section of Garden
- Lloyd Park Location
- Arranged Over Three Floors

A beautifully presented three-bedroom first floor Ex-Warner apartment, arranged over three floors with your own section of garden and Lloyd Park just a few streets away. Set on Carr Road, you're well placed for the greenery and cultural pull of this much-loved pocket of E17, with Walthamstow Central within easy reach.

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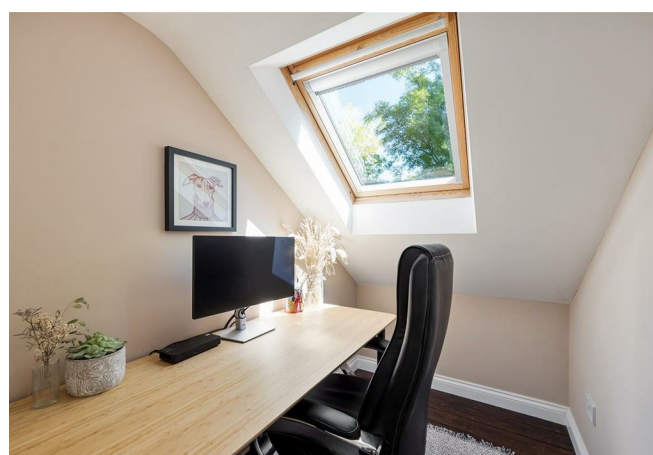
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0203 397 9797



IF YOU LIVED HERE...

The reception room sets a lovely tone, with stripped wooden floorboards, sash windows, and a handsome fireplace with timber mantel. It's a generous, characterful space with room to relax, host and dine, all softened by warm colour and period detail.

The first bedroom sits just behind, enjoying a peaceful outlook over the garden. To the rear, the kitchen/diner keeps things simple and practical, with white cabinetry, timber worktops and space for a table, while the bathroom is neatly arranged with a shower over the tub. Stairs lead down from this level to your own section of garden, giving you a real sense of separation and greenery.

Upstairs, the principal bedroom feels tucked away and calm, extended into the eaves with skylights drawing in natural light. A further study sits alongside, ideal for home working, reading or a quiet creative space.

WHAT ELSE?

Lloyd Park is just a short stroll away, with open green space, tennis courts and the William Morris Gallery at its centre.

Nearby, you'll find Today Bread for fresh pastries and coffee, as well as Sodo Pizza for relaxed dinners nearby.

Walthamstow Central is within easy reach, with the Victoria line offering swift journeys into central London, alongside Overground connections across the city.



A WORD FROM THE OWNER...

"We have absolutely loved our time on Carr Road and will be very sad to leave. We fell in love with all of the gorgeous Victorian features - the fireplace, wooden floors and sash windows. The flat has always felt very spacious, with plenty of handy storage, and the generous living/dining room has been a wonderful space for hosting.

Carr Road is a beautiful street that really comes alive in spring, with cherry blossom lining the road. We have been lucky to have such wonderful, friendly neighbours, which has added to the strong sense of community we have felt in Walthamstow. Having Lloyd Park on our doorstep has been a game-changer for our morning walks with our whippet, Finn, and I will certainly miss strolling around the food market on Saturdays.

This flat has truly felt like home for us over the last few years, and we hope the next owners will love it just as much as we have."

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