

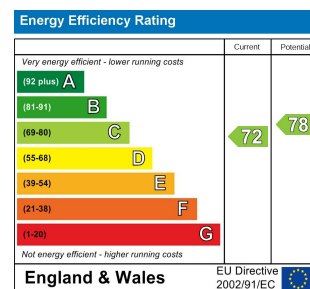
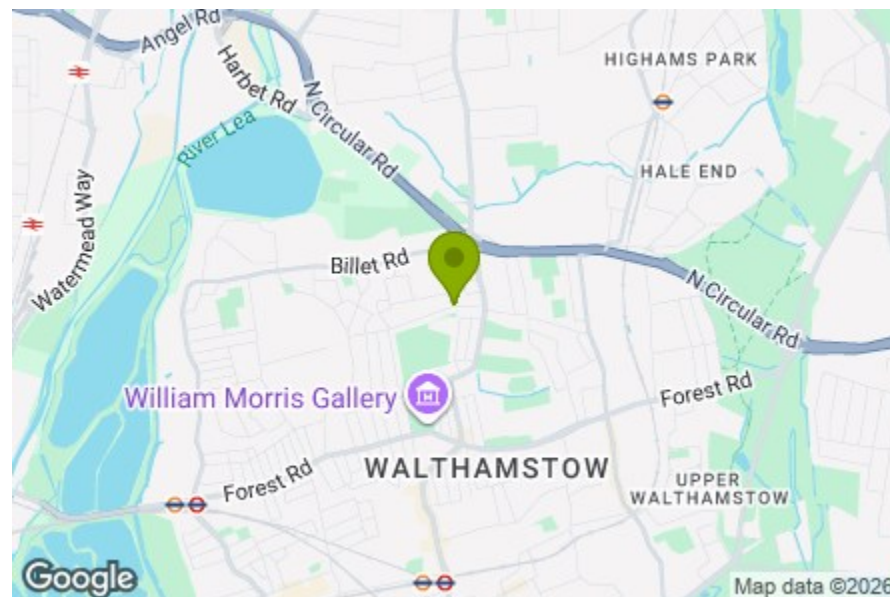
Reception Room
17'3" x 10'4"

Bedroom
10'11" x 10'7"

Kitchen
8'1" x 7'10"

Bathroom
5'0" x 10'11"

Bedroom
11'4" x 11'1"



BRETtenham ROAD, WALTHAMSTOW

Offers In Excess Of £499,999 Leasehold
2 Bed Flat



Features:

- 2 Bed Ex Warner Flat
- First Floor
- Own Front Door
- Shared Garden
- Moments from Lloyd Park
- Beautifully Presented

Situated just moments from Walthamstow's much-loved Lloyd Park, this beautifully presented two-bedroom, first floor Ex Warner flat offers a smart layout, a warm sense of character and an easy connection to the neighbourhood. Walthamstow Central is within walking distance, with fast links into central London, while closer to home you'll find green space, independent cafés, pubs, restaurants, the cinema and theatre all within easy reach.

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IF YOU LIVED HERE...

With your own front door and a first floor position, there's a welcome sense of privacy as you head upstairs into a light-filled layout. The reception room sits at the front, with two windows bringing in plenty of natural light, alongside fitted shelving and a calm, considered finish.

The separate kitchen is neatly arranged, with white cabinetry, warm-toned worktops and a window above the sink. Both bedrooms are well proportioned, with the main bedroom set towards the rear and the second offering flexibility as a guest room, workspace or nursery.

The bathroom is fresh and simply finished, with natural light from the window. Outside, the shared garden offers a peaceful spot to enjoy in warmer months, while Lloyd Park is just moments away, with its open green space, cafés, play areas and the much-loved Saturday food market.

WHAT ELSE?

Lloyd Park is a short stroll away, with the William Morris Gallery, tennis courts, play areas and regular community events.

Head towards the Bell junction and Hoe Street for local favourites including Buhler & Co, Yard Sale Pizza and Ye Olde Rose & Crown.

Walthamstow Central, the High Street, cinema and theatre are all within easy reach, giving you plenty of culture, food and transport connections close to home.



A WORD FROM THE OWNER...

"We have absolutely loved living in this flat for the last ten years. Having an entrance to Lloyd Park on the road has been so useful with small children, it's such a lovely park and the Saturday food market is fantastic. We really do have everything on our doorstep - a cinema, a theatre, great restaurants and pubs, good schools and so many green spaces. This area has a strong community feel and everyone on the road is super friendly and helpful."

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