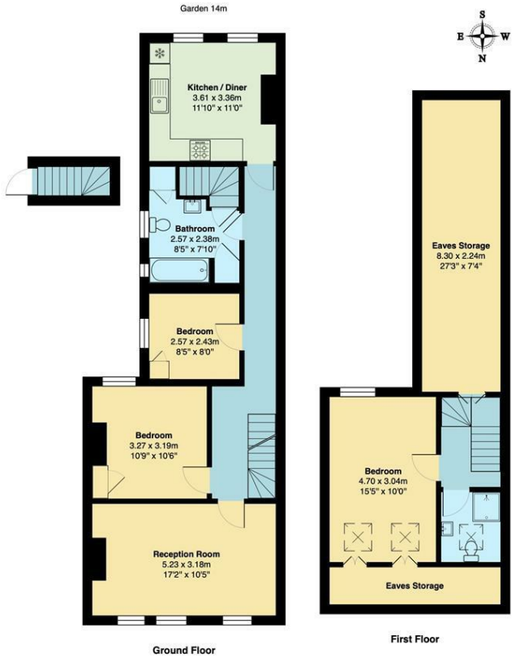
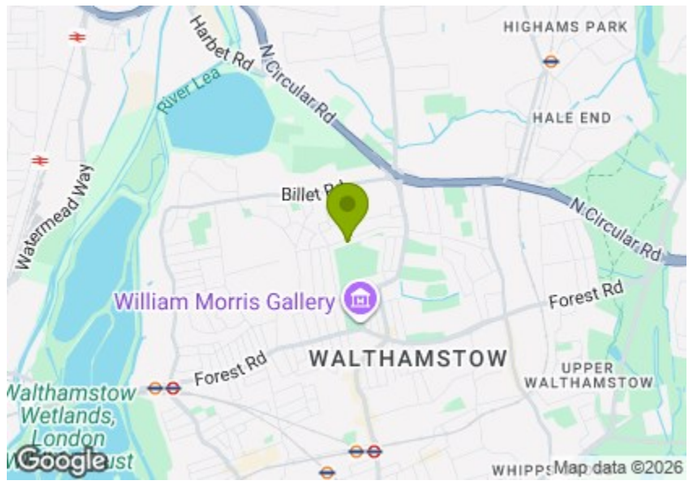
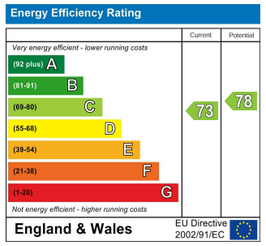


Total Area: 94.1 m² ... 1012 ft² (excluding eaves storage)

All measurements are approximate and for display purposes only





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BRETTENHAM ROAD, WALTHAMSTOW
Offers In Excess Of £590,000 Leasehold
3 Bed Maisonette

Features:

- Three Bedrooms
- First Floor
- Ex Warner Maisonette
- Immaculately Presented
- Kitchen Diner
- Own Front Door
- Stripped Wooden Floors
- Next to Lloyd Park

Set across the first floor of an ex Warner maisonette, this three-bedroom home is presented in immaculate condition and ready to be enjoyed from day one. Having its own front door gives the property an added feeling of independence, while stripped wooden floors bring warmth and charm throughout. A generous kitchen diner anchors the layout, working just as well for everyday routines as for sociable evenings, with three bedrooms completing the arrangement with a sense of ease and proportion. Considered finishes and a natural sense of flow create a home that feels inviting from the moment you arrive.

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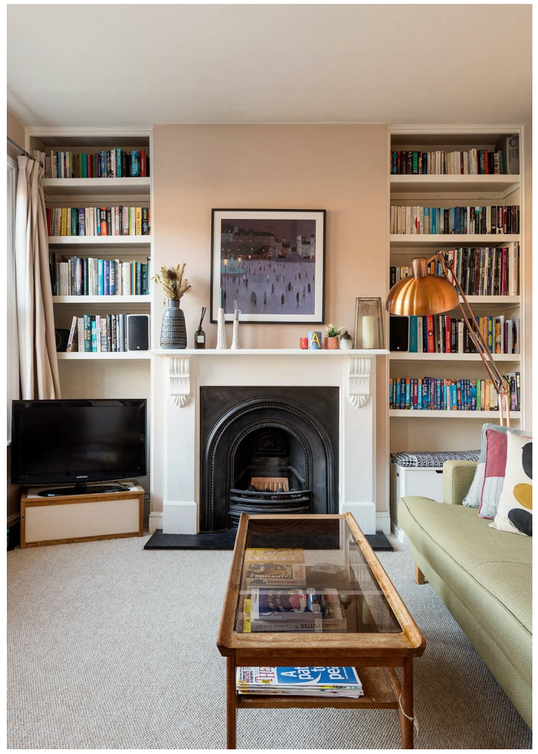

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IF YOU LIVED HERE...

Brickwork and elegant arched detailing give the exterior a confident presence, with the entrance offering a glimpse of the style and care that continue inside.

A gracious hallway draws you in with exposed timber floorboards, while an elegant staircase rises through the home with painted balustrades and original steps. In the reception room, multiple windows introduce plenty of daylight and an original fireplace becomes a natural focal point, giving the room a sense of character and quiet elegance. It's suited to both relaxing and entertaining, with a comfortable atmosphere and proportions that make it easy to settle or host with ease.

Elsewhere on this level are two bedrooms with built-in wardrobes, one also featuring a fireplace that adds depth and personality. Both rooms have a reassuring sense of comfort and character while remaining easy to adapt. In the bathroom, warm tones meet deep blue joinery and textured tiling, with a bath and overhead shower offering flexibility for everyday routines. The kitchen and dining room has an easy, sociable feel, with shutters, exposed boards and room for long meals and relaxed conversation, along with generous work surfaces and a layout that feels open and thoughtfully arranged.

Above, a window-lit landing leads to a peaceful top-floor bedroom with twin skylights and useful eaves storage. This room has a distinctly private feel, with gentle rooflines and storage neatly tucked away creating a space that works well as a generous principal bedroom or quiet retreat. A skylit bathroom on this level brings a fresh note, while outside the shared garden enjoys a restful outlook across Lloyd Park, offering privacy with an open backdrop and a welcome sense of greenery beyond.

Step outside and the neighbourhood reveals itself, with Lloyd Park moments away. Home to the William Morris Gallery, cafés, tennis courts and a weekend market, it's an easy extension of daily life, whether for a morning walk, an afternoon wander or time spent outdoors at the weekend. Mornings often start at Buhler and Co for coffee and pastries, while evenings might lead to The Dog & Duck for dinner in a friendly local setting, with a lively but relaxed atmosphere. The Waltham Forest Feel Good Centre and the nearby Soho Theatre add variety close to home, and the area is well served by popular schools, including Hillyfield Academy just five minutes away.

WHAT ELSE?

Travel is simple, with Walthamstow Central station around a 20-minute walk or just over five minutes by bike, supported by on-site cycle storage. From here, regular Underground and Overground services keep central London, the City and beyond within reach.

A WORD FROM THE OWNERS..

"We've loved every second of our 11 years in our Warner Flat. We are going to so miss the views over Lloyd Park from the south-facing kitchen diner, beautiful all year around - you totally forget you're in London. We feel like we've had one of the best spots in Walthamstow with Lloyd Park as our back garden just seconds from the flat, perfect for evening picnics in summer and morning strolls to Lloyd Park market on Saturdays. There's a wonderful sense of community in the Lloyd Park area, and you're perfectly located to access all the amazing things going on in Walthamstow. The new Soho Theatre has brought amazing shows right to our doorstep, and if we fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

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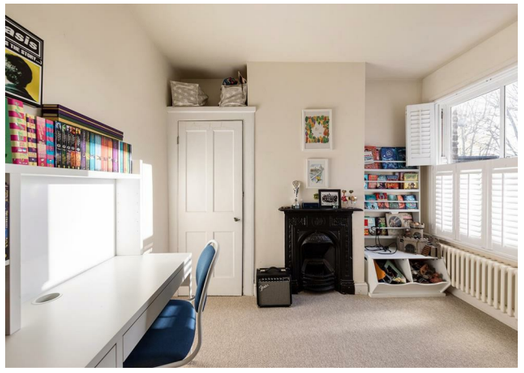

Reception
17'1" x 10'5"

Bedroom
10'8" x 10'5"

Bedroom
8'5" x 7'11"

Bathroom
8'5" x 7'9"

Kitchen/Diner
11'10" x 11'0"

Eaves Storage

Bedroom
15'5" x 9'11"

Eaves Storage
27'2" x 7'4"

Shower room

Garden
45'11"

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