

Reception
17'0" x 10'6"

Bedroom
10'7" x 10'5"

Kitchen
7'10" x 7'9"

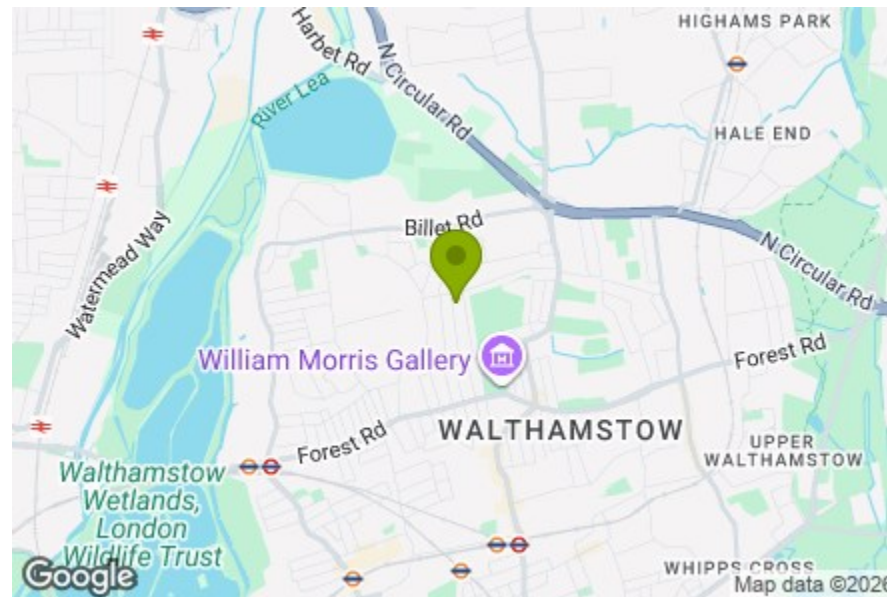
Bathroom

Bedroom
11'3" x 11'0"

Garden
39'0" x 9'4"

Total Area: 69.6 m² ... 749 ft²

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		74	80
		EU Directive 2002/91/EC	



FLEEMING ROAD, WALTHAMSTOW

Offers In Excess Of £535,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- First Floor Ex Warner Apartment
- Immaculately Presented
- Private Section of Rear Garden
- Own Front Door
- Lloyd Park Location

A beautifully presented two-bedroom first floor Ex Warner apartment in a much loved Lloyd Park pocket, with a long lease, potential to extend into the loft, its own front door, a private section of rear garden and the William Morris Gallery, Deeney's and open green space all close by.

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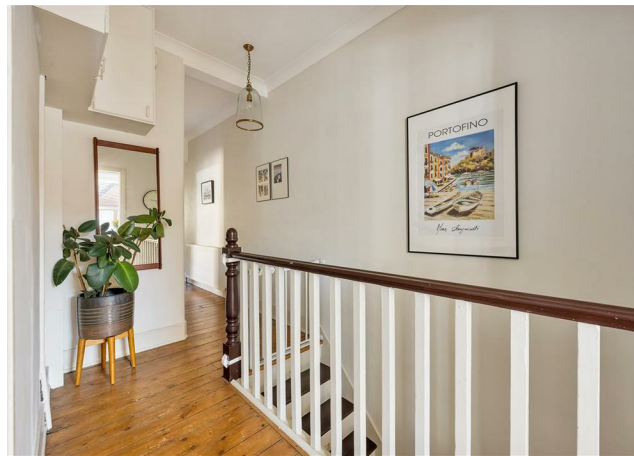
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IF YOU LIVED HERE...

You'd enter through your own front door, with stairs rising to a bright first floor layout. At the front, the reception room feels calm and welcoming, with original timber flooring, generous windows, built-in shelving and space for both seating and dining.

The kitchen sits separately off the hallway, neatly arranged with wood-fronted cabinetry, tiled flooring and a window over the worktop. There are two bedrooms, with the larger room set peacefully to the rear and the second double positioned just behind the reception, both beautifully kept with warm, simple finishes.

The bathroom is placed off the hall, with a bath and overhead shower, soft green panelling and a fresh, well considered feel. Outside, the private section of rear garden gives you a lovely place to sit, plant and enjoy warmer days.

WHAT ELSE?

- Lloyd Park and the William Morris Gallery are just nearby, with Deeney's Café inside the gallery for coffee, lunch or a weekend stop.
- Forest Road places you within easy reach of local favourites, including The Bell and a good choice of independent spots around Walthamstow.
- For transport, Walthamstow Central, Blackhorse Road and local bus routes are all within easy reach for getting across Walthamstow and into town.



A WORD FROM THE OWNER...

"We've absolutely loved our time living here. Fleeming Road has been the perfect first home for us, both as a couple and as we start our family. The property offers a great sense of space, with generous and well-balanced rooms, and the classic Warner design adds real character throughout.

The private garden has been a highlight, providing a lovely setting to host friends and family for barbecues. The property also includes the loft within the demise, offering excellent potential for a future extension, and benefits from a lease with over 150 years remaining. In addition, we own the left-hand side of the rear of the building, which includes a private garden shed.

The street and wider neighbourhood are friendly, welcoming, and very family-oriented, with a peaceful atmosphere. Both Walthamstow High Street and the Village are just a short walk away, offering a fantastic selection of shops, pubs, and restaurants.

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