



GROUND FLOOR
Area: 4.6 m² ... 49 ft²

FIRST FLOOR
Area: 64.7 m² ... 696 ft²

LOFT
Area: 23.0 m² ... 248 ft²

Total Area(Excluding Eaves Storage): 92.3 m² ... 993 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.

Hall

Reception
17'1" x 10'6"

Kitchen/Diner
11'6" x 9'6"

Bathroom
11'2" x 5'7"

Bedroom
7'10" x 9'10"

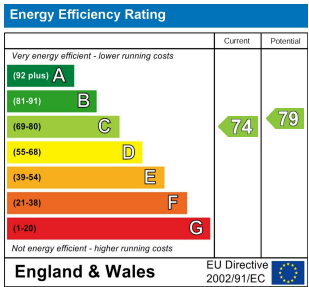
Bedroom
10'10" x 10'10"

Bedroom
12'2" x 15'8"

Ensuite
5'1" x 7'6"

Eaves Storage

Garden
approx 24'11"



LLOYD ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Leasehold
3 Bed Maisonette



Features:

- Three Bedrooms
- Split Level
- Beautifully Presented
- Ex Warner Maisonette
- Short walking distance to Blackhorse Road Station
- Easy Access to Walthamstow Wetlands
- Garden

Artfully extended across two floors, this bright and spacious three-bedroom ex-Warner apartment boasts a bright reception room, dine-in kitchen, two bathrooms, shared rear garden, sole-use front door, immaculate decor, and fantastic E17 location amongst other highlights.

It's just four minutes on foot to Blackhorse Road station, where you've got access to the nifty Victoria line and Suffragette Overground. But of course, you don't need to leave E17 to have a fantastic time - this particular area attracts visitors from all over the capital, with everything on offer from the Blackhorse Beer Mile to the Walthamstow Wetlands, and plenty in between.

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IF YOU LIVED HERE...

With the perfect balance of period charm and contemporary convenience, this apartment has been lovingly updated with a loft conversion, making it even more of a find than iconic ex-Warner properties are already.

Coming in at almost 1000 square foot, you'll have plenty of space to spread out inside, while the thoughtful updates not only keep the home gorgeously smart but provide clever storage solutions, such as the built-in bespoke hidden shoe storage in the hallway and vast eaves cupboards running across the front of the apartment.

The neutral decor and contemporary fittings blend seamlessly with vintage features like the feature fireplace and original flooring in the spacious reception. This room is bursting with light thanks to the generous windows, while the two first floor bedrooms are bright and spotless too.

In the sizeable kitchen, you'll find smart cabinets, timber worktops and herringbone tiling - and there's space for dining here as well as in the reception room, which can comfortably fit a six-seater table. The fact that you have a separate utility area with a concealed washing machine/dryer will feel like a real luxury if you've not had one before - no more juggling laundry and dishes in the kitchen.

The first floor bathroom is just as gorgeous, with underfloor heating, handmade tiles from Tangier, and smart features such as the over-tub shower and vanity basin.

The newly converted loft is the ideal retreat, with its immaculate decor, sweeping views of the London skyline (including the Shard in the distance) and considered features like the column radiator and wall lights. As well as a huge amount of eaves storage, you'll find a fantastic ensuite bathroom, with a shower and glorious yellow flooring.

At the rear you have a private garden, which is wonderfully spacious with a lawn, mature foliage and sun-trap raised decking. Beyond that, you'll find countless amenities, including the much-lauded veg-friendly restaurant SlowBurn, bottle shop/eatery Forest Wines, 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. Keep your eyes out for events at Big Penny Social - it's got some good ones.

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.



A WORD FROM THE OWNERS...

"We've had five very happy years in Lloyd Road - it's been a wonderful home for our expanding family, with amazing neighbours and a welcoming community. We love the flat - the history of the building, the light, the view of the sunset from the kitchen window, the loft extension. It has been a great place to raise our children and host friends and family. The street is quiet and tree-lined but close to the Victoria line so we can swiftly get into Central London. We love all the green spaces - St James Park, Lloyd Park, The Wetlands and Epping Forest and the amazing local Stoneydown playgroup and playground. Lots of fun times at Exale and Big Penny Social, incredible local bakeries Wild Grains & Beaten by a Whisker and amazing meals at Slow Burn. We will so miss this flat but we will cherish our memories here and we know the next owners will love it too."

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