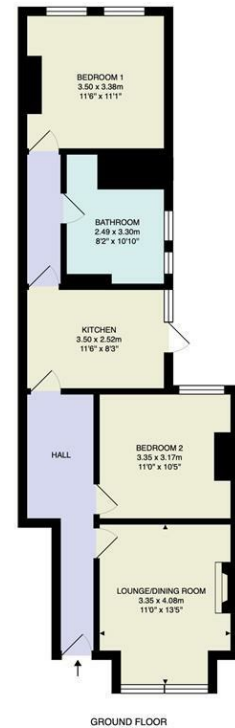




GARDEN IS APPROX. 12.8m x 5.12m (SHARED)



GROUND FLOOR

Total Area: 65.2 m² ... 702 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.

Lounge/ Dining Room
10'11" x 13'4"

Kitchen
11'5" x 8'3"

Bedroom
10'11" x 10'4"

Bedroom
11'5" x 11'1"

Bathroom
8'2" x 10'9"

Garden
41'11" x 16'9"



FOREST ROAD, WALTHAMSTOW

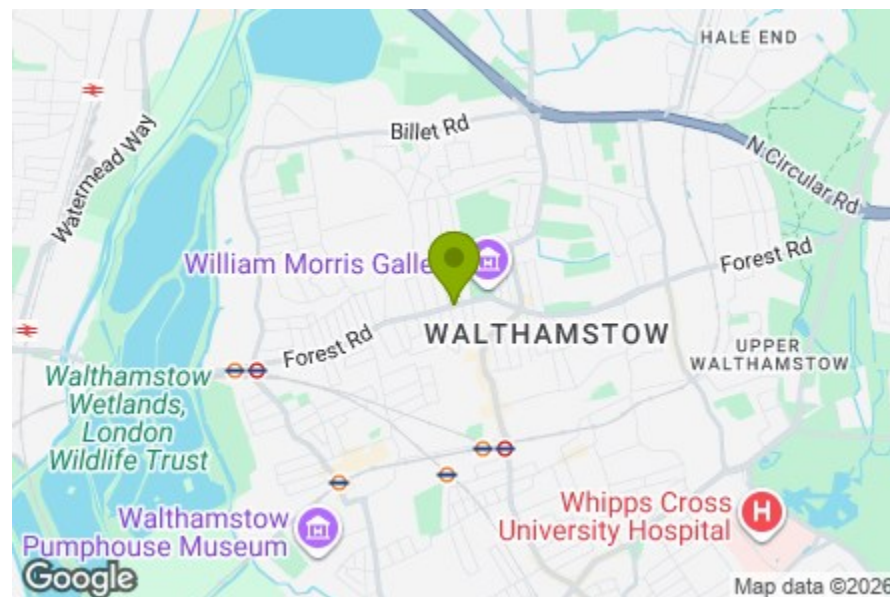
Offers In Excess Of £465,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Ground Floor
- Shared Garden
- Private Front Door
- Lloyd Park Location

Set in the Lloyd Park area, this two bedroom ground floor maisonette pairs a private front door and shared garden with a well-connected Walthamstow location. You're just a short walk from Lloyd Park itself, with the William Morris Gallery, neighbourhood cafés and handy everyday amenities all close at hand, making this a lovely spot to settle into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
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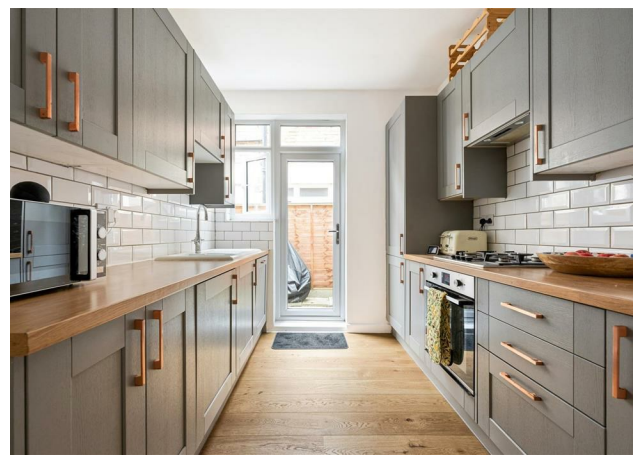
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IF YOU LIVED HERE.....

You'll be settling into a bright, well finished home with a lovely sense of character throughout. Your front lounge is a real highlight, with a large window bringing in lots of natural light, hardwood effect vinyl underfoot, and a lovingly preserved vintage hearth with its original tiling still in place. Alongside it, the second bedroom is a well proportioned room, giving you welcome flexibility whether you need space for guests, a child's room or somewhere to work from home.

Your kitchen is a well presented walk-through space, neatly finished with metro tiled splashbacks, fitted hardwood flooring and handsome grey cabinets. The bathroom sits just off the long central hallway and has been finished with full height metro tiling, a large L-shaped bath and an overhead rainfall shower. At the end of the plan, the main bedroom is a calm and comfortable double with leafy views over the shared garden through twin double glazed windows.

Life here also means having Lloyd Park close at hand, making it easy to weave green space into the everyday. From morning walks and tennis courts to the much loved Saturday market and the William Morris Gallery, there's plenty nearby to enjoy, along with a good choice of independent cafés and local spots for coffee or lunch.

WHAT ELSE?

- Lloyd Park and the William Morris Gallery are close by, and Deeneys has a café inside the gallery for an easy coffee or lunch stop.

- Forest Road has plenty for everyday life nearby, including The Bell, while Bühler & Co is within easy reach for coffee or brunch.

- For getting about, the nearest Tube stations are Walthamstow Central and Blackhorse Road, and there are regular bus links along Forest Road including the 123 and N73 by Lloyd Park.



A WORD FROM THE OWNER.....

"We have loved living here since we moved in 2022. Walthamstow is such a great place to live, and the location is great being so close to Lloyd park and walkable to the village, with great cafes, pubs and restaurants. If not for relocating or needing a bit more space as we grow our family, we would definitely be staying and could see ourselves in this property for a long time."

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