



Reception Room  
13'1" x 10'7"

Bedroom  
10'7" x 10'5"

Kitchen  
8'3" x 8'0"

Bathroom  
8'3" x 7'6"

Bedroom  
11'8" x 11'3"

Garden  
29'6"

Total Area: 65.1 m<sup>2</sup> ... 700 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## BEMSTED ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Private Section of Rear Garden
- Own Front Door
- Lloyd Park Location

Tucked away on a peaceful residential street close to Lloyd Park, this beautifully presented two bedroom ground floor ex Warner maisonette pairs timeless character with thoughtful modern touches. With its own front door and a private section of rear garden, it offers the sort of independence and outdoor space that makes Warner homes so enduringly popular. The neighbourhood has a relaxed, community feel, while still being within easy reach of Walthamstow Central, Blackhorse Road and the independent cafés, restaurants and shops of nearby Orford Road.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 61        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 30                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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**IF YOU LIVED HERE...**

Step through your own front door and into a welcoming hallway, where original floorboards set the tone for the characterful interiors beyond. Your reception room sits to the front, a warm and inviting living space measuring just over thirteen feet in length. With its generous proportions and natural light from the large window, it's an easy place to settle into whether you're enjoying a quiet evening or hosting friends.

Both bedrooms are comfortable doubles, giving you flexibility for guests, a home office or creative space. To the rear, the kitchen is neatly arranged and practical, with good storage and direct access out to your private section of garden. The outdoor space stretches to almost thirty feet, offering a lovely setting for morning coffee, planting or relaxed summer

evenings. Completing the home is a well-sized bathroom and a layout that feels calm, well balanced and ready to move straight into.

**WHAT ELSE?**

- Around a five minute walk to Lloyd Park, with its wide open lawns, tennis courts and the William Morris Gallery
- Approximately ten minutes on foot to Walthamstow Central Station for the Victoria Line and Overground services
- Blackhorse Road Station also within easy reach for further Underground and Overground connections
- Close to the much-loved Rose & Crown pub, a local favourite for food and relaxed evenings
- A short walk to Walthamstow Village and Orford Road, known for independent cafés, bakeries and restaurants



**A WORD FROM THE OWNER:**

"Living here has been a dream for us, we adore this flat and will be so sad to leave it. Having two large double bedrooms has been great for having guests to stay, with one also doubling up as the perfect home office. Our living room is the most warm, inviting space and the kitchen and bathroom both have great storage and are super practical. Some of our favourite features of the flat are how light and airy every room feels, the original floorboards throughout, and the stunning fireplaces!

The garden is also a haven to sit out in on a warm evening and we have the best neighbours who always help look after our cat - they're one of the things we'll miss most! We've recently redecorated the majority of the rooms with Farrow & Ball paint and have also fitted a brand new boiler so the house is in great condition for someone to move in and make it a home immediately.

This pocket of Walthamstow is so special, being a few minutes walk from the gorgeous Lloyd park whilst also only being a 10 minute walk to two stations (Walthamstow Central & Blackhorse Road) makes it the perfect spot. Our local pub, The Rose & Crown, is one of the best in London and you're never short of choices for amazing coffee, pastries or restaurants with Orford Road also just a short walk away. We feel so lucky to have lived here! "

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