



Reception
17'1" x 10'6"

Bedroom
10'8" x 10'5"

Kitchen
8'2" x 8'0"

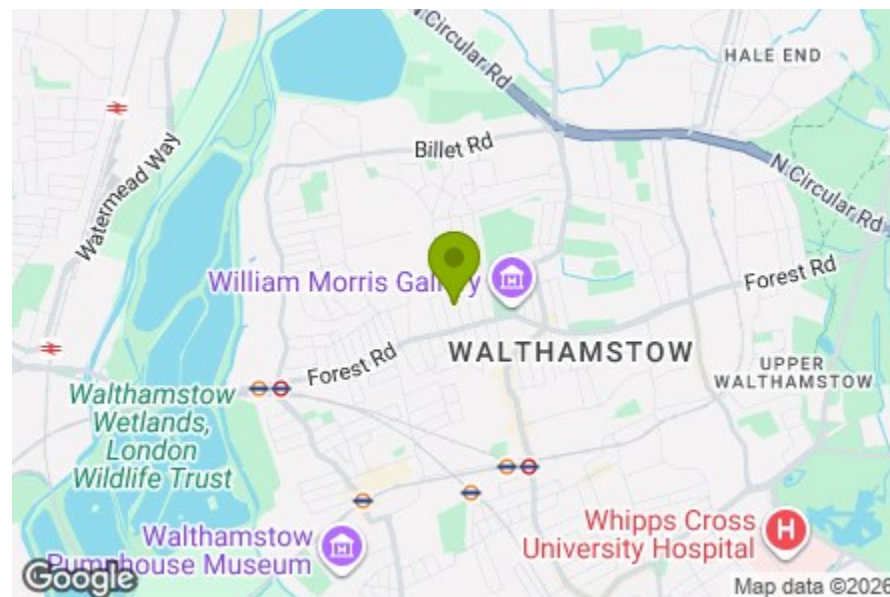
Bathroom

Bedroom
11'7" x 11'0"

Shared Garden
36'1" x 17'6"

Total Area: 70.5 m² ... 759 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		73	79
		EU Directive 2002/91/EC	



MERSEY ROAD, WALTHAMSTOW

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



Features:

- Two Bedrooms
- First Floor
- Large reception
- Stunning Bathroom with Shower and Bath
- Own Section of Rear Garden
- Moments from Lloyd Park
- Potential to Extend (STPP)
- Loft Hatch Storage Space

Set moments from Lloyd Park, this two bedroom first floor flat is well placed for one of Walthamstow's loveliest green spaces, with the William Morris Gallery and Bell Corner close by. Inside, the rooms are generous and bright, with a large reception, two good-sized bedrooms and your own section of the rear garden, making it an easy home to settle into.

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IF YOU LIVED HERE...

A hallway on the ground floor leads upstairs to the main accommodation, where the layout feels practical and easy to live in. The reception room is a particularly generous space, with plenty of room to arrange separate sitting and dining areas. It has a calm, well-kept feel, with large windows bringing in lots of natural light and soft, neutral finishes that keep everything feeling bright.

The kitchen sits separately, finished in a classic style with shaker cabinetry, and wooden worktops. The bathroom has been beautifully done, with both a bath and a separate shower, along with smart tiling and thoughtful fittings that give it a polished, restful feel. Both bedrooms are well proportioned, offering flexibility for sleeping, working or guests.

Outside, your own section of the rear garden gives you some welcome outdoor room to enjoy in warmer months. It adds another layer to the home, whether for morning coffee, a bit of

planting, or simply having some quiet space of your own.

WHAT ELSE?

- Lloyd Park and the William Morris Gallery are just nearby, so open green space, tennis courts, weekend walks and a well-loved local landmark are all close at hand.
- Bell Corner is handy for local favourites including Buhler & Co, while Deeney's Café at the gallery is a lovely spot for coffee or lunch overlooking the park.
- Waltham Forest Feel Good Centre is close by for swimming, gym sessions and sports facilities, and Walthamstow Central is within easy reach for Victoria line and Overground connections.



A WORD FROM THE OWNER...

"We've loved living on Mersey Road for the last 4.5 years. Being a stones throw away from Lloyd Park has been great for walking our Mini Schnauzer. The weekly food market is delicious and the exhibitions at the museum are always great to pop into. We've redecorated and modernised the whole flat. The bathroom has been fully refurbished to a high spec. We love the local community, watching football matches at Walthamstow FC and the unreal Walthamstow food scene.... You'll be spoilt for choice. We'll be sad to leave!"

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