



Reception Room
10'8" x 10'7"

Bedroom
10'8" x 10'5"

Kitchen
7'11" x 7'10"

Bathroom
7'11" x 5'2"

Bedroom
11'4" x 11'0"

Garden
59'0"



THEYDON STREET, WALTHAMSTOW

£2,200 Per Calendar Month
2 Bed Flat



Features:

- Ex Warner Maisonette
- Beautifully Presented
- Two Bedrooms
- Available April
- Modern Decor
- Private Rear Garden
- Short Walk To Lea Bridge Station
- Short Walk To Jubilee Park

A smart and stylish two bedroom ground floor ex-Warner apartment, bursting with vintage features and all the hallmarks of this ever popular design. Outside, St James Street station and our famous High Street are both within easy reach.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be enjoying all the classic features that have made these turn of the century masterpieces such a sought after part of Walthamstow's architectural landscape. Step through your dedicated front door and head upstairs for your 110 square foot front reception, with vintage timber floorboards underfoot and a smoky grey chimney breast.

Next door's the first of your two bedrooms, both solid doubles of around 110 square feet apiece. The flexible Warner layout means either bedroom can serve as a

second reception or vice versa. Those lovely original floorboards flow on throughout, your bathroom features a large teardrop tub and your kitchen's stacked with a wealth of designer cabinets

Outside and, as noted, it's just five minutes by bike (or fifteen on foot) to St James Street overground and direct, twenty minute runs to Liverpool Street. Alternatively, Walthamstow Central is just one stop up for a quick hop to the Victoria line. Next door to the station you'll find CRATE St James, a quirky and thriving entrepreneurial home to a wide range of indie establishments from yoga studios to burger bars.



WHAT ELSE?

- Your new local is the Hare & Hounds, a lovely gastropub where the menu is as delectable as the decor. Barely a ten minute stroll round the corner.
- You have a private section of garden to the rear, a lush lengthy lawn that's home to a handy shed and mature trees.
- If you're looking for something a little different pay a visit to Patchworks, a cafe, creative space and performance venue just a quarter mile from your front door.

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