



## COURTENAY ROAD, LONDON £2,500 Per Calendar Month 2 Bed Flat

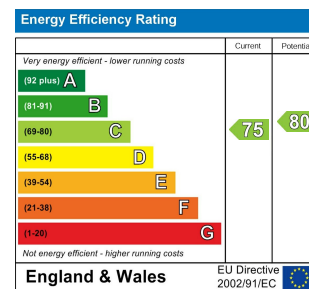


### Features:

- Two Bedrooms
- Two Bathrooms
- Split Level Apartment
- Bright and Airy
- Private Shared Garden
- Council Tax Band B
- Permit Parking
- Lloyd Park Location
- Ex Warner
- Close To Blackhorse Road Station

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

It's strolling distance to both Blackhorse Road and St James Street station, giving you access to the Victoria line, Weaver line and Suffragette line. 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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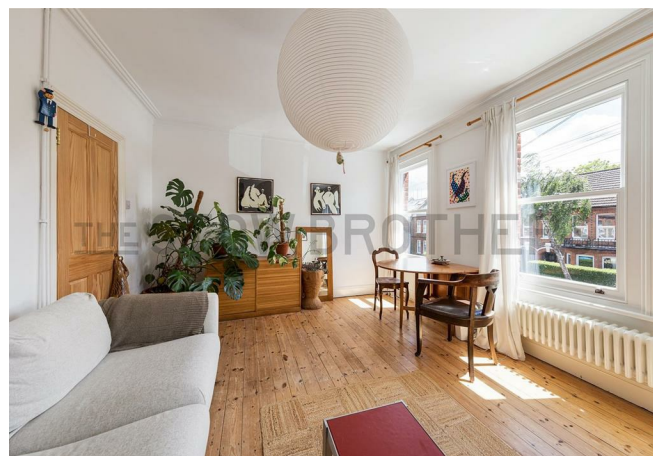
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IF YOU LIVED HERE...

Beautifully blending period character with contemporary comfort, this thoughtfully extended home has been enhanced by a masterful loft conversion, elevating an already sought-after ex-Warner home into something truly special.

Extending to almost 800 square feet, the home provides plenty of room to spread out, while the smart layout allows different aspects of daily life to be comfortably separated. Neutral decor and contemporary fittings sit seamlessly alongside characterful original features, including a tiled hearth, sash windows, column radiators and original timber flooring in the spacious reception room. Meanwhile, the first-floor bedroom is equally bright and impeccably finished.

The sizeable kitchen is thoughtfully designed with smart units, sleek worktops and painted wooden flooring, with space for a dining table, making it ideal for entertaining. The family bathroom continues the home's considered aesthetic, with sage-green walls, stylish fittings and an over-bath shower.

The converted loft provides a fantastic master suite and a peaceful retreat from the rest of the home. Immaculately finished, it enjoys far-reaching views and thoughtful

details such as column radiators. Alongside useful eaves storage, you'll find a beautifully styled ensuite bathroom featuring vintage-inspired fittings, including a charming clawfoot bath.

At the rear you have a private garden, which is wonderfully spacious with a lawn, mature foliage and sun-trap patio. 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.



WHAT ELSE?

- The dynamic social hub CRATE St James is a short stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques.
- Nearby, you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.
- You've also got countless amenities on your doorstep, including Europe's longest market which runs along the High Street, plus Forest cinema and the convenient chains found in the 17&Central shopping centre a short stroll away in Walthamstow Central.

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