

Reception Room
 17'3" x 13'6"

Bedroom
 10'10" x 10'5"

Kitchen
 8'2" x 7'9"

Bathroom
 4'11" x 8'0"

Bedroom 2
 11'8" x 11'1"



FLEEMING ROAD, LONDON £2,000 Per Calendar Month 2 Bed House - Mid Terrace

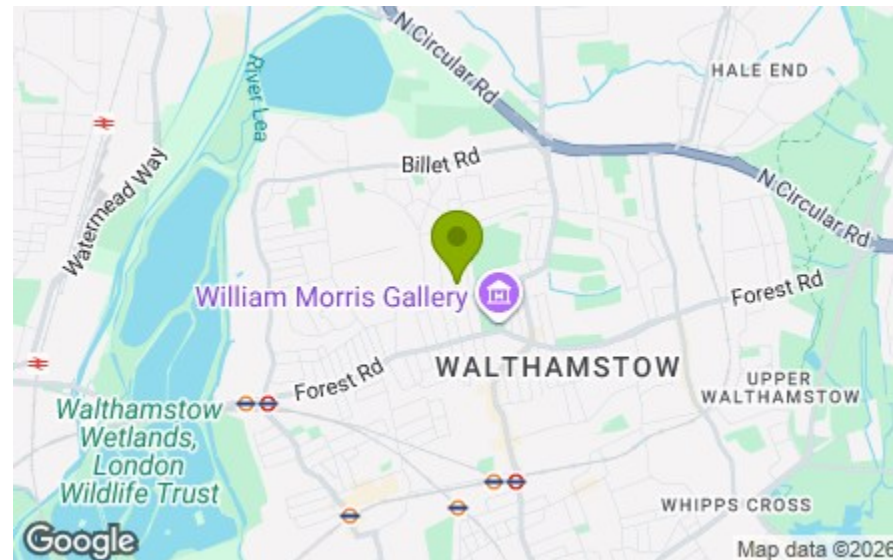


Features:

- 2 Bedroom Flat
- First Floor
- Shared Private Garden
- Available Beginning of May
- Part Furnished
- Bright and Airy
- Side Access To Garden
- Ex Warner Flat
- Lloyd Park Location
- Council Tax Band C

A classically designed, beautifully finished two-bedroom first floor ex-Warner home, situated on a quiet and leafy street just moments from the ever-popular Lloyd Park. The iconic period style means you have your own front door, a shared rear garden and plenty of original features.

Walthamstow Central tube station is walking distance - or even quicker hop on the bus, but there are plenty of reasons to stay local to this buzzy neighbourhood.



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		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
 hellohackney@stowbrothers.com
 0208 520 3077

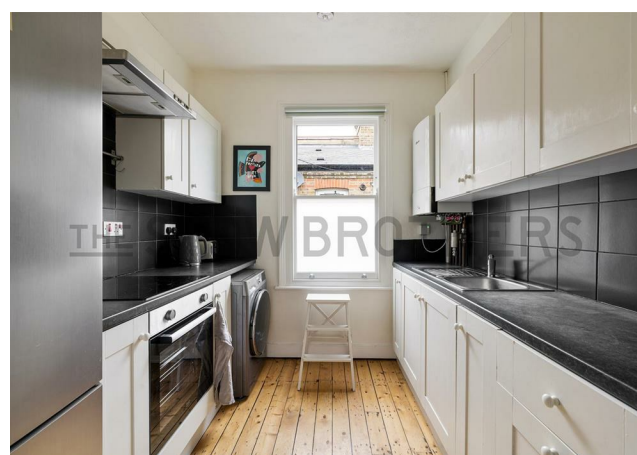
New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

STOWBROTHERS.COM
 @STOWBROTHERS

REQUEST A VIEWING
 0203 397 9797



IF YOU LIVED HERE...

With almost 800 square feet of internal space, this is a home with impressive proportions, as well as a timeless design both inside and out. Due to its immaculate finish and generous windows, the reception room has a bright and brilliant air about it. You'll love the charming features such as the fireplace and the soft carpeting. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its modern appliances and sleek units.

Both bedrooms are spacious with considered decor and soft carpeting underfoot. You'll particularly enjoy the in-built storage in the room at the rear.

The bathroom has a brilliant balance between tradition and modernity, with striking flooring, vintage-style towel rail and an over-tub shower.

At the rear, you have a shared garden, while Lloyd Park is just moments away for even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeneys (best cheese toasties in London according to the press!). Head towards the Bell junction and Hoe St beyond, and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Yard Sale, and the much-loved Ye Olde Rose & Crown pub.

Need to escape further afield? Walthamstow Central station is walking distance, with access to both the Weaver Overground and Victoria line.



WHAT ELSE?

- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.
- The 950-seat Soho Theatre Walthamstow is now open, bringing West End-quality comedy, theatre, and live performance to your area!

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM