



Brettenham Road, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

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Leasehold

- Two bedrooms
- First floor Ex Warner maisonette
- Long lease
- Lloyds Park location
- No Onward Chain
- Own section of rear garden
- Council Tax Band: B
- 770 Sq Ft (72 Sq M)
- Viewing By Appointment Only
- PPE Provided

An elegant and stylish two bedroom, first-floor ex Warner flat benefitting from original features, own section of rear garden and beautiful design and décor.

This property is located a short stroll away from the north entrance of Lloyd Park in Walthamstow, meaning the William Morris gallery, landscaped gardens, tennis courts and Saturday food market are right on your doorstep. Popular pubs, The Bell and The Dog & Duck are also nearby and Walthamstow's main thoroughfare, Hoe Street, is just a 15 minute walk away, with a wealth of independent shops, cafés, restaurants and the Empire Cinema. There are good transport links with Walthamstow Central Station linking to Central London via the Victoria Line and London Overground.

There's always something special about Warner flats with their private entrances, clever layouts that maximise space and Victorian features. But in addition to the original stripped wood floors and restored fireplace, this home has a modern glamour about it too. The reception room is full of light from the bay window, the large galley kitchen keeps everything to hand with plenty of surface space and the added bonus of a built-in dishwasher. Both bedrooms are light and airy good sized doubles and the contemporary bathroom has a roll top bath and separate walk-in rainfall shower. Outside the property benefits from its own section of rear garden.

This is a homely and welcoming property, full of character and warmth with green space on your doorstep along with a buzzing community. Shall we take a look?

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DIMENSIONS

In The Owners Words...

"It's been a joy living on Brettenham Road over the past five years, during which we've lovingly renovated this gorgeous Victorian property. From the moment people enter our home they always comment on how light, spacious and homely it feels. Whilst living here we have particularly enjoyed the access to outdoor space. When not enjoying the sunshine in our garden, we regularly enjoy walking through the Wetlands or heading out to Epping Forest. It is a great area with a strong community feel. Lloyd Park is right on the doorstep with its Saturday food market (the cheese stall is a favourite!). We're also spoilt for choice with local eateries: Bühler & Co does a great brunch, the beer garden at The Dog and Duck, is perfect for summer drinks, and the restaurants and bars of the Village are only a short walk away. In summary, what's not to love!"

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

29'9 x 6'1

Access to reception room, bedroom two & kitchen.

Reception Room

17'2 x 10'5

Kitchen

8'5 x 8'0

Open to inner hallway.

Inner Hall

Door to bedroom one & bathroom. Staircase leading to rear garden.

Bedroom One

11'6 x 11'1

Bedroom Two

10'9 x 10'7

Bathroom

11'1 x 8'0

Rear Garden

26' x 10'

Own section of rear garden.

Disclaimer:

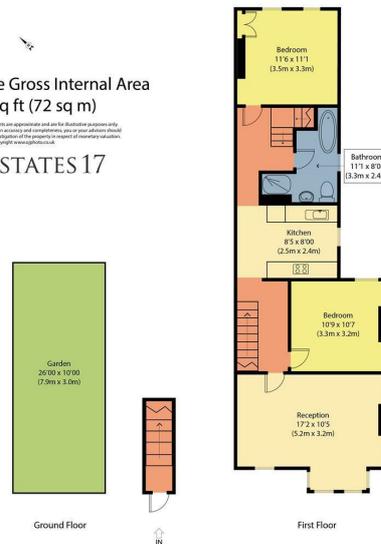
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FLOORPLAN

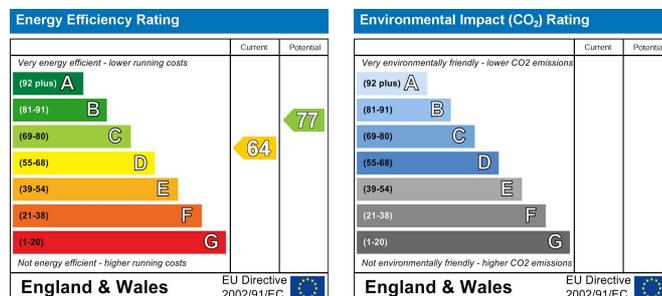
Approximate Gross Internal Area
770 sq ft (72 sq m)

Disclaimer: Floorplan measurements are approximate and not for building purposes only. Where we do not specify the floor plan, dimensions and measurements, please ensure all measurements are taken to a central, independent investigation of the property on request of monetary value. ESTATEAGENT.CO.UK

ESTATES 17



EPC CHART



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