

Reception Room
10'7" x 14'4"

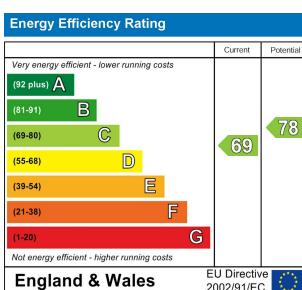
Bedroom
11'3" x 9'11"

Bedroom
6'8" x 7'5"

Bathroom
6'7" x 5'3"

Kitchen
10'0" x 12'5"

Garden
9'10" x 42'3"



BROOKSCROFT ROAD, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Private Garden
- Beautifully Presented
- Close Proximity to Lloyd Park

Bright and beautifully restored, this two-bedroom ex-Warner apartment perfectly demonstrates why these iconic properties are so popular today, with its clever layout and classic design. As well as a sole-use front door, it's got a private south-facing garden at the rear, plus a dine-in kitchen. It's all just a short walk from the fantastic eateries and transport links of Wood Street, while much-loved Lloyd Park is also a short hop away.

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IF YOU LIVED HERE...

These classic Warner homes were the brainchild of Walthamstow's first mayor, and it's easy to see why they're still so sought-after today, they just work beautifully.

Set on the ground floor, you'll step through your own front door into a spotless hallway, with thoughtful details like the dual-tone colour palette, radiator cover and a nook under the stairs (perfect as a reading corner). The reception continues the theme, with generous windows filling the space with light. The fireplace makes a natural focal point, while timber floorboards, a deep colour palette and bespoke carpentry give character.

Both bedrooms are doubles, each with their own personality; one with bespoke shutters, the other with cleverly built-in storage.

The kitchen has been artfully designed with terrazzo-style worktops, chic units, a butler sink and integrated appliances. There's plenty of room for a table, and light streams in through the patio doors. The bathroom is just as lovely, with an over-tub shower and sparkling fittings, such as the black framed bath screen.

Step outside and you've got a beautifully landscaped, south-facing garden with modern fencing, a neat lawn and patios at both ends.

Beyond, you'll be pleased to discover that you're within walking distance of a varied mix of outside space including Epping Forest, Lloyd Park and Fellowship Square, the latter of which has a fantastic calendar of events throughout the year.

The excellent coffee shop Ruttle & Rowe is a six minute stroll, while the delights of Wood Street are just a short stretch further. There's the eclectic Wood Street Indoor Market, brand new bar Wood Street Bear and sensational bakery Chocolatine, to name just a few of your local hangout spots. Or head in the other direction towards the Bell junction and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler.

If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is nearby. Or if you prefer spectator sports, head to see the Walthamstow FC in action and get a true sense of the area's community spirit. The ground is a short stroll away.

WHAT ELSE?

- You're only 19 minutes from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- For your new local you couldn't ask for better than The Dog & Duck, a stylish family friendly gastropub - five mins from your front door.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.



A WORD FROM THE OWNER...

"We have had the best five years living in our first home together, which has been a joy to do up from top to bottom and truly make our own. What first attracted us to the property was the larger-than-average living room. We've restored some of its original character and added bespoke built-in storage, making it a cosy and practical space we've loved spending time in. The kitchen opens out to our private south-facing garden, which has become our summer sanctuary. It catches the sun all through the day and is the best place for lounging, barbecues and hosting friends and family. We are lucky to live in such a friendly area, with the hub of the community (and the source of our daily coffee and catch ups with neighbours) just round the corner at Ruttle and Rowe. For walks with our dog, browsing markets or weekend strolls we are spoilt for choice, with Chestnuts Field, Lloyds Park and Epping Forest all just minutes away. And we love being so well connected - with Wood Street, Walthamstow Village and Blackhorse Beer Mile all within walking distance. We've absolutely loved living here and are hoping to stay as close as possible as we upsize and (hopefully) expand our family. We are sure the next owners will love it just as much as we have!"

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