

Third Floor

Total Area: 71.6 m² ... 771 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
23'0" x 14'10"

Bedroom
12'11" x 10'3"

Bedroom
10'10" x 10'8"

Bathroom
9'8" x 6'10"

Balcony
13'6" x 6'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



THORNBURY WAY, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



Features:

- No Chain
- Two Double Bedrooms
- Fourth Floor
- Video Entryphone System
- Private Balcony
- Communal Garden

A marvellous two double bedroom apartment, set within an attractive modern development in Walthamstow. Beautifully finished throughout, with private balcony and communal gardens, you also have a video entryphone system for unrivalled security.

You're blessed with outdoor space options here. Your balcony has an opaque glass balustrade, and decking underfoot. It's open to the sky, so you can get a big hit of morning light every day. Look down and you'll see the pleasingly enclosed communal gardens with lawns, trees and benches, yours to enjoy whenever you like.

REQUEST A VIEWING
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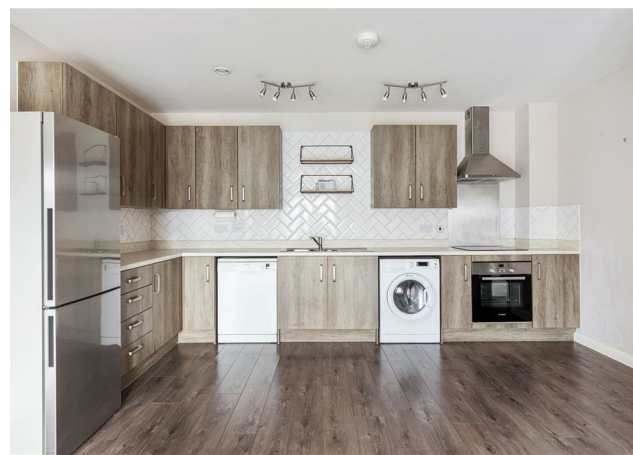
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IF YOU LIVED HERE...

Step inside your hallway with its entryphone and large built in storage space to the left, and open the door on the right to discover your fabulous kitchen reception. With more than 300 square foot of space to arrange as you like, it's a bright and generous spot ideal for hosting. There's engineered flooring underfoot and recessed lighting above. Your kitchen sits neatly in one corner, with a wealth of stylish units offset by tiled splashbacks. At the other end of the room through an aluminium framed glass door is your balcony, giving you an extra eighty square foot of space to enjoy.

Back through the hallway you'll find your two bedrooms next to each other. The first has 135 square foot of space while your second has 110 square feet, bespoke wardrobes to one end, and a double window. Both have soft carpet underfoot. Lastly you'll find your impeccably finished bathroom. Oversized two tone tiling lies underfoot and to the side of the tub, with shower above. There's a concealed cistern WC, and large mirror over the sink, as well as a mirror cabinet.

All your amenities are close by on Billet Road, with supermarkets, shops and cafes around a three minute walk away. You're also backing on to the green expanses of Britannia playing fields and Cheney Row Park, while Walthamstow's lovely Lloyd Park is a fifteen minute stroll from you. It's just a mile on foot to Blackhorse Lane and the famous Blackhorse Beer Mile, replete with craft brewery taprooms, and Blackhorse Road station for the Victoria Line at its end.

WHAT ELSE?

- Your new local is The Tavern on the Hill, Higham Hill's much loved community pub given a new lease of life in recent times, and now offering delicious Japanese food courtesy of Dragon Flame.
- The property is presented chain free for that all important, hassle free move.
- Twenty minutes on foot takes you to Walthamstow Wetlands, London's largest nature reserve where you'll feel a thousand miles away from the city.



A WORD FROM THE OWNER...

"I have loved living in Walthamstow for the past 8 years, having moved to this flat as a first time buyer in 2016. The community both in the development and in the wider area is lovely to be a part of. The location is ideal - close enough to several stations for the overground and the Victoria line to have the best of city living and for commuting, but also to so many green spaces in Lloyd Park, Walthamstow Wetlands and Epping Forest. Facing into the communal gardens and triple glazing mean that the flat is quiet and private, and I have loved spending summer evenings on the balcony which is a gorgeous suntrap. I've recently moved away from London to be closer to family so am reluctantly selling. The property is therefore currently vacant and ready for a new owner to move in right away!"

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