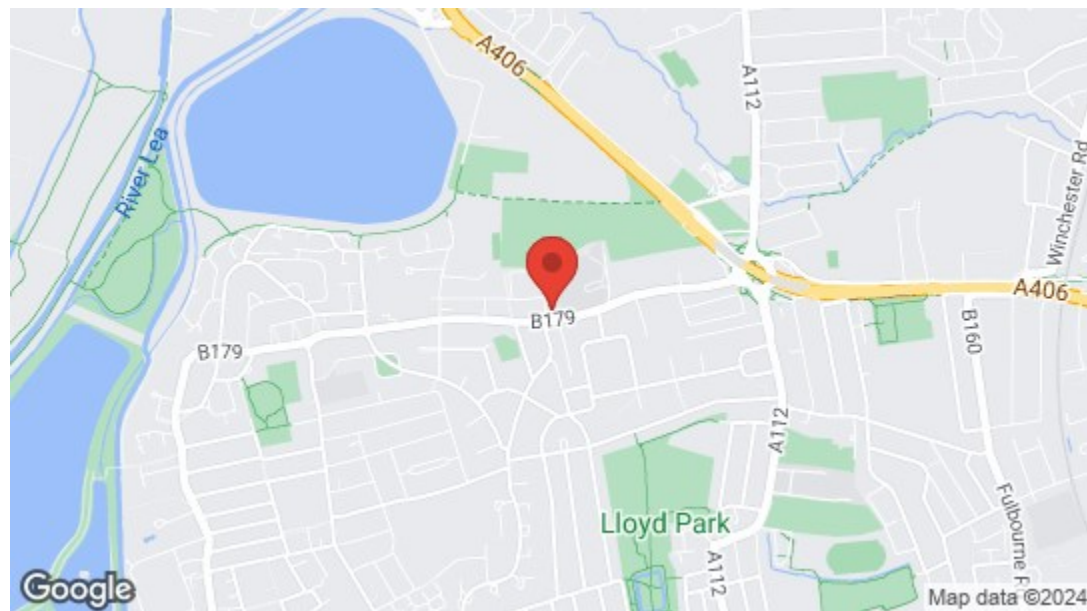


Third Floor

Total Area: 52.0 m² ... 560 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



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	

THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT

1 Thornbury Way, London
 £1,595 Per Calendar Month
 1 Bed Flat





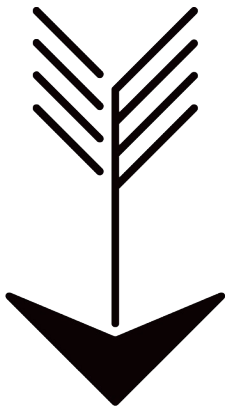
Features

- One Bedroom Apartment
- Third Floor Flat
- Available Early April
- 560 Sqft
- Private Balcony
- No Parking
- EPC Rating B
- Council Tax Band B
- Holding Deposit: equivalent to one week's rent capped at £400
- Security Deposit: equivalent to five weeks' agreed rent



A bright and tastefully decorated one bedroom apartment, with private balcony and a wealth of storage, all sat on the third floor of a contemporary development. You're just a short walk from our green gem of Lloyd Park, the varied independent shops and cafes of Hoe Street and the Walthamstow Mall. Finally, you can stop by Walthamstow Village, with it's many well know independent award winning eateries and pubs.

If you commute by car or get out of town a lot, you're ideally situated for the North Circular, less than ten minutes' drive from your front door.



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 10 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awesomestow'."

JON VASSALLO
MEDIA MANAGER





➤ IF YOU LIVED HERE

You'll be getting ready for a night out in your stylish tiled bathroom with feature mirrors and a boutique hotel vibe. Or you'll be looking forward to a weekend relaxing in your over-250 square foot living area, relishing the stylish ash-finished cabinets and slate effect tiled floor in the kitchen, which gives way to natural wood engineered floors for the lounge area of the room. From here step out into your private garden – it's the perfect spot for a morning coffee or a glass of wine in the evening after exploring your new locale. Elsewhere, the modern decor continues with neutral tones in your generous double bedroom. There's fluffy cream carpet underfoot and storage space galore if you're not keen on clutter. The William Morris Gallery in nearby Lloyd Park hosts a permanent collection of the legendary Waltham Forest-born designer's works, as well as regular contemporary art exhibitions. If you wander down there, you won't be stuck for tasty treats as the in-house cafe is run by the team behind Wanstead's popular The Larder and the park hosts a regular farmers market on Saturdays.

WHAT ELSE?

- You're a short walk or 5 minute bus ride to Blackhorse Road Station, from there easily access the Wetlands, Tottenham Hale or take a tube to Oxford Circus.
- Craft beer fans can look forward to discovering one of the area's newest attractions the 'Walthamstow Beer Mile' of breweries and taprooms which has grown up along the edge of the nearby waterways. The Wild Card Brewery less than twenty minutes' walk from your front door is an ideal place to make a start.
- Handy nearby amenities include the thriving independent stores, restaurants and cafes of Hoe Street and the stores of Walthamstow Central, while the High Street is home to Europe's longest street market. Today Bread is a Hoe Street favourite for sourdough treats.
- You're well situated for bus routes, with regular services between Stratford and Chingford from the end of the street on the 158 as well as nearby connections to Walthamstow Central for the Victoria Line and services to London Liverpool Street.

