

Third Floor

Total Area: 97.6 m² ... 1050 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
20'6" x 18'2"

Bedroom
18'2" x 8'8"

Bedroom
15'0" x 8'11"

Bedroom
11'7" x 10'7"

Bathroom
7'1" x 6'9"

Balcony
22'2" x 17'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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 £500,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedrooms
- Modern Build Apartment
- Immaculately Presented
- Spacious Balcony
- Over 1000 Sq Ft.
- Lloyd Park Location

Situated on the third floor of a modern block, this beautifully finished three-bedroom apartment is within easy reach of Walthamstow's top amenities, including the much-loved Lloyd Park. Highlights inside the 1000 square foot home include the immaculate decor, high spec appliances, contemporary fittings and ample storage, while on the outside you've got a spacious balcony offering leafy views.

Need to head to Central London? Hop on a bus to either Blackhorse Road or Walthamstow Central station for direct 20 minute journeys to the West End and City.

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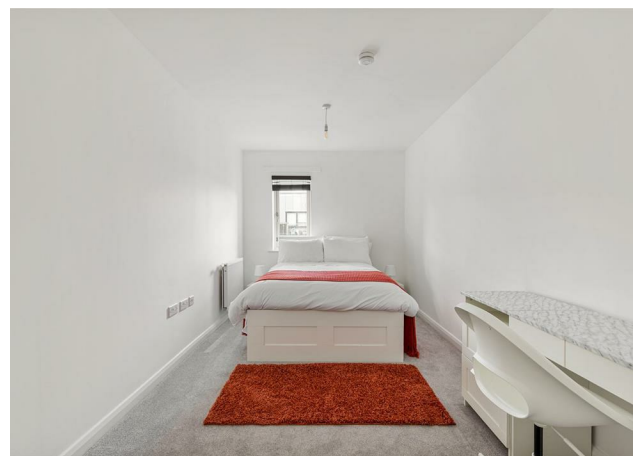
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IF YOU LIVE HERE...

Thanks to its smart layout, there's a serious amount of space packed in. Take the open plan living area, for instance; the stylish kitchen area is spacious with a breakfast bar, but there's still room for a dining table, as well as space for lounging on the sofa.

The three bedrooms are just as immaculately finished, with soft carpeting under foot and neutral decor. The bathroom is a good size with sleek fittings and an over-tub shower.

On clear days, the corner balcony will truly be an extension of your living space, providing you with another spot to relax - and optimising the amount of natural light that pours into the living area. It's worth noting that the third floor positioning can make heating more efficient, as well as offering views.

If you want more greenery, you're only a short hop from Cheney Row Park, Walthamstow Marshes and Lloyd Park. Cut through the latter to reach some great eateries, including vegetarian cafe Buhler, store-cum-cafe-cum-gallery Wynwood Art District and coffee shop Yellow Warbler Walthamstow, but you've also got some popular joints closer to home, such as Barney's Pie & Mash and O'Cha Thai.

Next year you'll also be able to enjoy being just one mile from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to the arts and community.

You're also a short bus ride from Europe's longest market, which runs along the High Street. Here you've also got access to the convenient chains in the 17&Central shopping centre, which has a fantastic food court operated by CRATE (think eclectic street food in a dynamic box park environment).

WHAT ELSE?

- Looking for a new local? Try The Dog & Duck, which has an atmospheric beer garden a great line in sourdough pizzas, or head in the other direction for Tavern on the Hill, a grand old pub given fresh life by the folks from Wild Card Brewery. They're both about 12 mins on foot.
- Head north-west and you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.
- You'll never be stuck for essentials with the convenience store of Billet Road so nearby.



A WORD FROM THE OWNER.....

"We had 3 children at this property, and loved the variety of play areas within Banbury Park, alongside the beautiful Cheney Row Park just behind us with a huge field, additional play area, skate park and the cycle path at the back of the field which leads to the Walthamstow Marshes and Wetlands.

The large, spacious corridors and open plan kitchen, diner, living area made a great space for our children to play in. They would drive around their play vehicles around the apartment all day. The lovely wood flooring has been easy to keep clean after mealtimes, messy play, baking and more. Our 3 large double bedrooms have given us plenty of space for comfortable bedrooms and a workspace, as we are 2 full time working parent's who often work from home, our office space was very important to us.

Having our own parking space in a covered and locked car park, has provided us additional security and cover from rainy days. The bike shed in the car park has also been great to allow us a place to store our families bikes, without taking up space in our apartment. The neighbours here are a delight, friendly faces and easy to get on with. We already miss our beautiful apartment!"

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