

FOURTH FLOOR

Total Area (Excluding Balcony): 56.6 m² ... 609 ft²

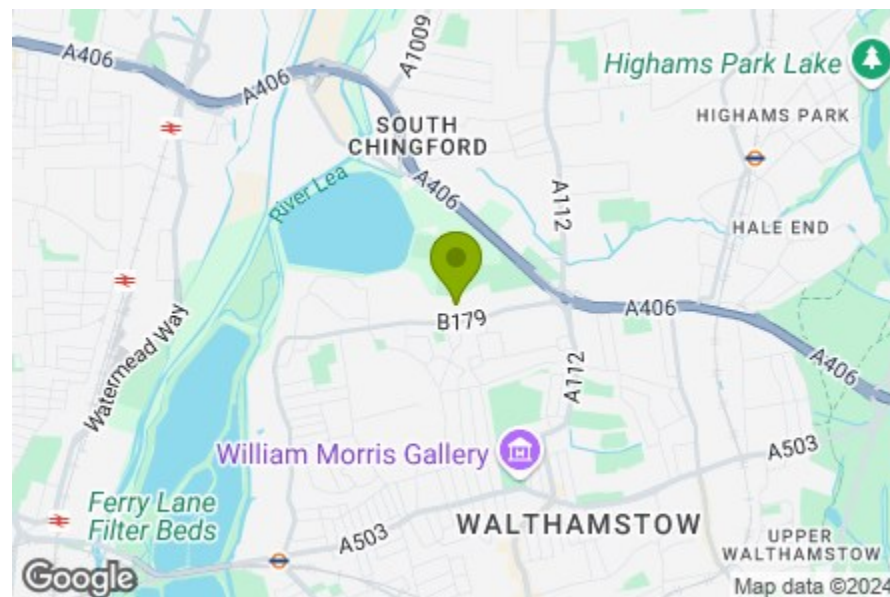
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen / Lounge / Diner
13'3" x 20'1"

Balcony

Bedroom
12'5" x 17'4"

Bathroom
7'4" x 6'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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 £365,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Modern Build Apartment
- Chain Free
- Open Plan Living Room
- Fully Fitted Modern Kitchen
- Close to Lloyd Park
- Secured Car Parking Space With Electric Charging Point

A smart, contemporary, chain free, one bedroom apartment with car parking space. Full of modern features, bursting with natural light and with a spacious private balcony, perfect for outdoor entertaining. All just moments away from luscious, much loved Lloyd Park.

It's less than a half hour on foot to Walthamstow Central station, where a quick twelve minute run on the Victoria line will take you through to Liverpool Street.

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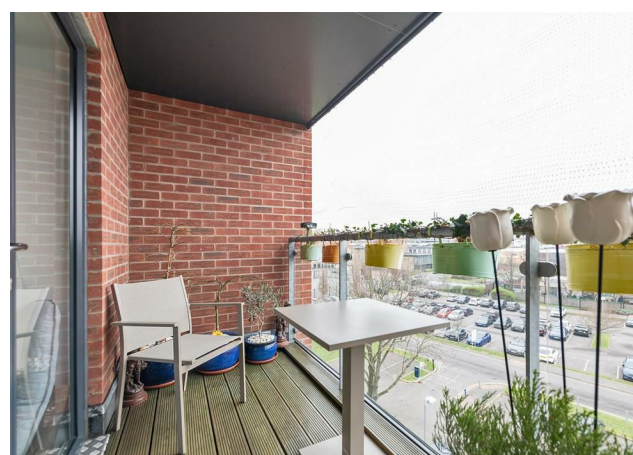
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IF YOU LIVED HERE...

You'll be delighted to host family and friends in your open plan living area, which seamlessly integrates your lounge, kitchen and dining spaces. This area blends functionality with style, featuring large, earthy floor tiles in the kitchen and elegant, light timber flooring in the lounge. Pendant lighting illuminates the entire space in the evening, while large windows and a balcony door cast large amounts of daylight across the room. The kitchen features modern appliances and plenty of wooden cabinets, finished off by a slate grey, metro style splashback.

Indoor living is effortlessly extended onto your generous private balcony, with skyline fourth floor views. Your spacious double bedroom, measuring 217 square feet, is styled in the same lovely calming palette as the rest of your home. Plush beige carpet runs underfoot and there's a large, mirrored, fitted wardrobe. Across from the bedroom, your bathroom includes a large tub with shower overhead and has floor to ceiling tile work, more of those lovely earthy tones on the walls and a lighter hue across the floor. There's also a heated towel rail and plenty of counter space.

The surrounding area is equally as delightful as your apartment. Lloyd Park and the historical William Morris Gallery are just a twelve minute walk away, where you can explore picturesque gardens, visit the Saturday farmer's market or simply roll out your picnic blanket and relax. It is also close to Walthamstow Village with plenty of cute eateries. Your new local, The Dog and Duck, is a fifteen minute walk from your home. Here you'll find decadent pizzas, a friendly atmosphere and a cheerful outdoor seating area. For a wide variety of fine eateries and cafes, Hoe Street is just twenty minutes away. Buhler and Co serve great brunches and the Wynwood Art District has delicious, artisanal baked goods.

WHAT ELSE?

- Banbury Reservoir, just sixteen minutes away on foot, is a charming spot for dog walking or brisk evening runs.
- In twenty two minutes you'll reach the Blackhorse Beer Mile, an extensive stretch of craft breweries and taprooms, mostly housed in converted warehouses and trading units.
- Enjoy mouth watering, traditional pies at Barney's Pie and Mash, only a ten minute walk from your front door.



A WORD FROM THE OWNER...

"Great independent food and drinking places. Nice walks around. Good transport links "

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