

Kitchen / Dining / Reception  
18'4" x 21'2"

Balcony  
10'7" x 6'6"

WC  
5'3" x 6'10"

Storage

Bedroom  
7'10" x 10'11"

Bedroom  
18'5" x 9'5"

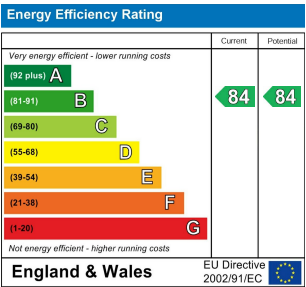
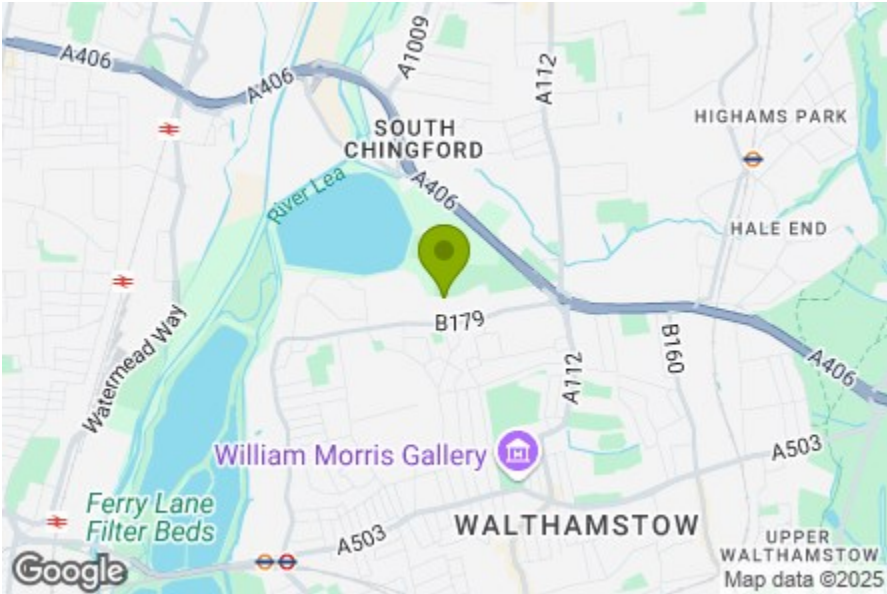
Balcony  
18'6" x 5'2"

Ensuite  
6'9" x 4'6"

Bedroom  
18'4" x 8'6"

Storage

Bathroom  
6'9" x 6'9"



## THORNBURY WAY, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold  
3 Bed Apartment



### Features:

- Three Bedrooms
- Split Level
- Two Private Balconies
- Long Lease
- Secure Modern Development
- Secured Gated Parking

Enclaved within a modern development and harboured in the heart of E17 is this charming three-bedroom apartment, stylishly spread over two expansive floors. Pristinely presented throughout, this home also boasts the convenience of private parking as well as offering a long lease, making this property an optimum find.

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#### IF YOU LIVED HERE...

Neatly tucked within a contemporary development in the sought-after locale of E17, is this striking three-bedroom maisonette, offering a unique opportunity to enjoy modern living in one of Walthamstow's sought-after developments. Set across two spacious levels, the property is thoughtfully designed, featuring a contemporary open-plan layout complemented by high-end finishes throughout. With two private balconies providing an ideal retreat for relaxation or entertaining, the home is bathed in natural light and boasts ample space for both family life and working from home.

Located within a secure, gated development, this property benefits from the convenience of allocated parking and exclusive access to well-maintained communal facilities. For outdoor enthusiasts, the tranquil Britannia Playing Fields are just a short walk away, offering green open spaces for leisure and recreation. The surrounding area offers a wealth of amenities, from outstanding schools and charming independent cafes to bustling

markets, providing a lively and dynamic lifestyle in this thriving neighbourhood.

This property also features a long lease, giving prospective buyers assurance. Its close proximity to Walthamstow's transport links makes it an ideal choice for commuters, with swift access to central London. Offering a perfect balance of contemporary style, security, and accessibility, this apartment is an ideal find for families and professionals alike.

#### WHAT ELSE?

In search of more green space? The verdant expanses of Lloyd Park are a mere fifteen-minute walk away. Here you'll be able to take afternoon strolls amidst the backdrop of the iconic William Morris Gallery as well as enjoy their Saturday market, an opportunity to revel in a eclectic range of locally sourced and hot and cold cuisines.

A ten-minute cycle or car ride will take you to Highams Park and its myriad of local amenities, grab a coffee at Karya or Indulge or revel in the Mediterranean cuisines on offer, with equidistant YAZ and Breeze close at hand.



#### A WORD FROM THE OWNER...

"Living in this duplex apartment has been an absolute pleasure—it truly feels more like a house than an apartment, with its two levels giving us plenty of space to spread out and enjoy. The large open-plan living area has been perfect for hosting friends and family, and the two south-facing balconies are lovely spots to relax in the sunshine or unwind in the evenings. The location has been ideal. We've loved having easy access to the North Circular and M11, which makes getting around so convenient. For those commuting or exploring, it's incredibly easy to get into central London on the tube, with King's Cross just 30 minutes away. Being close to Walthamstow Wetlands for peaceful walks and Lloyd Park for fresh air has been amazing, especially on Saturdays when the park comes alive with the vibrant farmers' market—perfect for picking up fresh produce and delicious treats. One of the things we'll miss most is the wonderful sense of community here. Everyone is so friendly and helpful, making it a truly welcoming place to live. We're so sorry to have to leave, but we're moving to be closer to family. This has been a wonderful home for us, and we hope the next owners will enjoy it as much as we have."

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