



Kitchen / Reception Room  
22'8" x 12'6"

Balcony  
12'0" x 7'3"

Bedroom  
14'4" x 9'4"

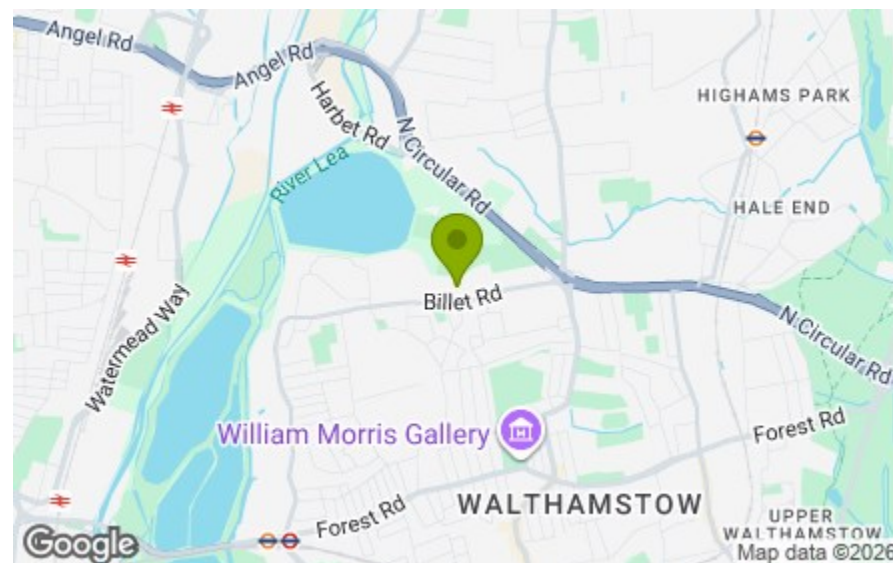
Bathroom  
6'10" x 6'9"

Bedroom  
18'9" x 9'1"

Ensuite  
6'10" x 4'6"

Second Floor

Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		83	83
		EU Directive 2002/91/EC	



8 THORNBURY WAY, LONDON  
 £2,000 Per Calendar Month  
 2 Bed Flat



### Features:

- 2 Bedroom 2 Bathroom
- Modern Build
- 781sqft
- Private Balcony
- Furnished
- Available End Of March
- Bright and Airy
- Lift Access
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A smartly presented and modern two double bedroom, two bathroom apartment set within a stylish and secure block. You're in a fantastic spot here, overlooking Cheney Park and close to the meandering network of reservoirs that lead to Walthamstow Wetlands. You have many desirable features here, including a private balcony and state of the art ensuite. The open plan living area is spacious and light and the decor throughout is bright and neutral.

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#### IF YOU LIVED HERE...

You'll be stretching out in your 310 square foot lounge/kitchen, leading out to your generous private balcony with views of the communal garden. Inside, the kitchen area is smartly decked out with grey slate effect tiling underfoot, a designer suite of sleek fitted cabinets with dark quartz countertops and a full complement of artfully integrated appliances.

The lounge area has blonde engineered hardwood underfoot, a constellation of recessed spotlights overhead, chrome fittings and of course those floods of natural light. Elsewhere you've a wealth of fitted storage in the hallway and both

bedrooms are solid doubles, with the main bedroom particularly capacious at 240 square feet. It also features an en suite shower room, fully tiled floor to ceiling in large format cream. Finally, your family bathroom is every bit as stylish.

Outside there's still more natural space to relax in, with London's largest nature reserve, the 500 acre Walthamstow Wetlands, just a twenty minute walk away. Free to enter all year round and packed with things to see and do, it's the perfect escape from city life. Truman's Brewery, the latest addition to the attractions of Blackhorse Lane, is just a little further, offering a wide range of craft beers to enjoy in the large taproom or vast beer garden.



#### WHAT ELSE?

- This is a lovely location, with everything you need within easy walking distance, from local shops and stations to schools and green spaces.
- Walthamstow Central is just over a mile away, offering fast direct connections to the City (Liverpool Street 18 minutes) and West End (Oxford Circus 20 minutes) via the Overground and the Victoria Line.
- You're close to lots of great green spaces, with Britannia Playing Fields, Lloyd Park and Walthamstow Wetlands all within a ten minute walk.

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