

Kitchen/Reception Room
19'3" x 12'11"

Balcony
12'5" x 5'4"

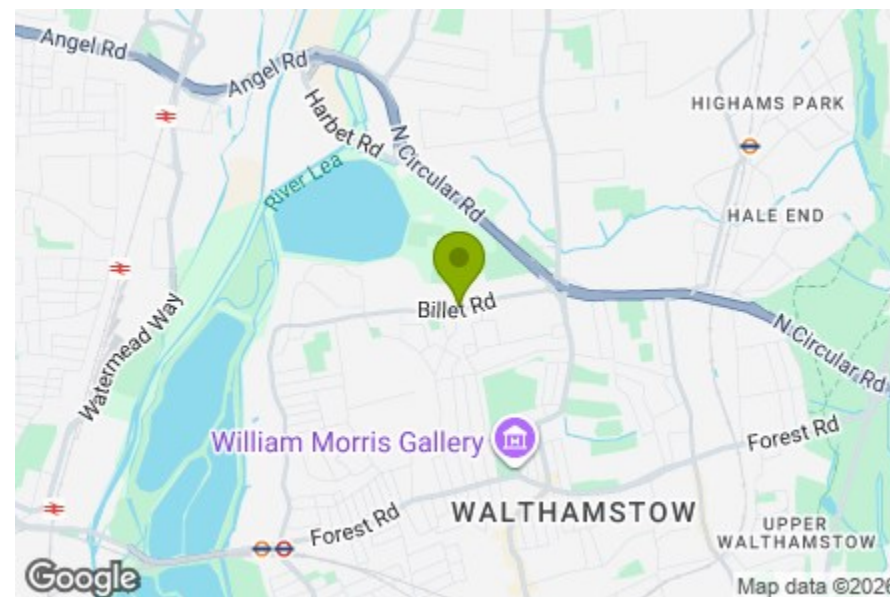
Bedroom
12'2" x 11'8"

Bedroom
6'11" x 5'8"

Bathroom
6'11" x 6'10"

4th Floor

Total Area: 51.7 m² ... 557 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			
(81-91) B		83	83
(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 £325,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Fourth Floor
- Allocated Parking Space
- Modern Build
- Open Plan Living Room

This fourth-floor, two-bedroom home is set within a modern residential building and offers a fresh, contemporary feel throughout. Designed with open-plan living in mind, the main living area brings together kitchen, dining and seating zones in a cohesive and well-balanced setting. The layout includes two bedrooms, with an allocated parking space adding a valuable practical benefit. The apartment's build and thoughtful layout combine to create a comfortable and well-considered home suited to everyday living.

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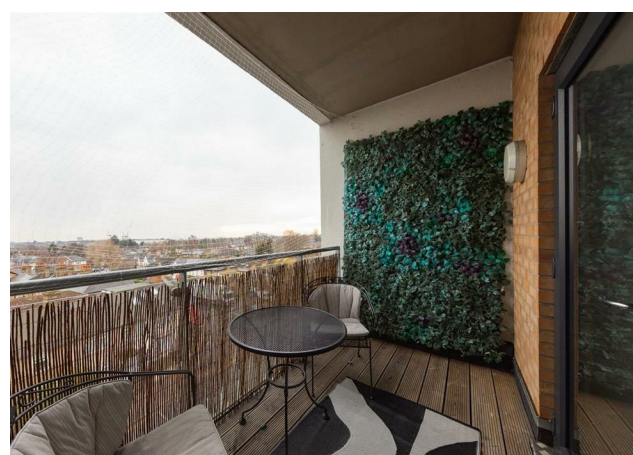
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IF YOU LIVED HERE...

On entering the apartment, a wide hallway with warm flooring and built-in storage leads through the home, creating an immediate sense of order and flow. From here, the kitchen and reception room provides a generous setting for day-to-day living, comfortably accommodating both dining and seating areas. Glazed doors allow plenty of natural light to filter through and open directly onto the south-facing balcony, creating an easy connection between indoors and out. The overall finish feels contemporary and cohesive, lending itself just as well to relaxed evenings as it does to entertaining. Outside, the balcony enjoys elevated views across surrounding rooftops and the skyline beyond, offering a pleasant spot for a morning coffee or a moment of downtime above the city. The main bedroom is well proportioned and thoughtfully laid out, with light tones and clean detailing giving it an inviting feel. The second bedroom offers welcome flexibility, working equally well as a guest room, nursery or home office, with a neutral backdrop that's easy to adapt. Completing the apartment is the bathroom,

finished in neutral tiling and featuring a bath with an overhead shower, delivering a clean, contemporary look that ties neatly into the rest of the home. The surrounding area offers a great balance of green space, local character and well-loved destinations. Lloyd Park is close by and brings together open lawns, tennis courts, cafés and a lively weekend market, with the William Morris Gallery set within the grounds. For something more traditional, The Dog & Duck is a popular local choice for food and drinks. A little further on, Walthamstow Wetlands offers expansive walking routes, waterside views and a refreshing sense of escape from the city.

WHAT ELSE?

Getting around is straightforward, with Blackhorse Road Station reachable in around 15 minutes by bus, offering both Victoria line and Overground services. Walthamstow Central is approximately a 10-minute cycle away and benefits from cycle storage at the station, making it a convenient option for commuters who prefer to travel on two wheels.



A WORD FROM THE OWNER.....

"My flat is located in a great neighbourhood with a welcoming mix of families and professionals, which creates a friendly and balanced atmosphere. The building itself has a strong communal feel, where neighbours genuinely look out for one another and are always willing to help when needed. It's a place where people say hello, lend a hand, and make living there feel comfortable and supportive."

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