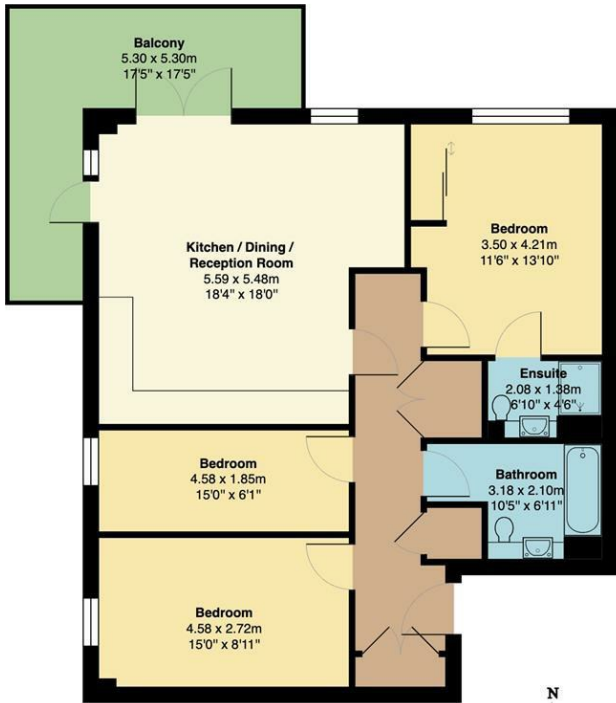




Third Floor
Total Area: 88.1 m² ... 948 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/Diner/Reception
18'4" x 17'11"

Balcony
17'4" x 17'4"

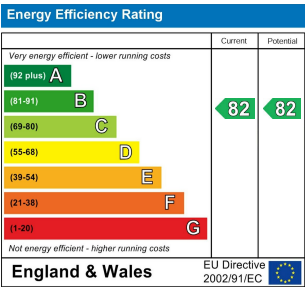
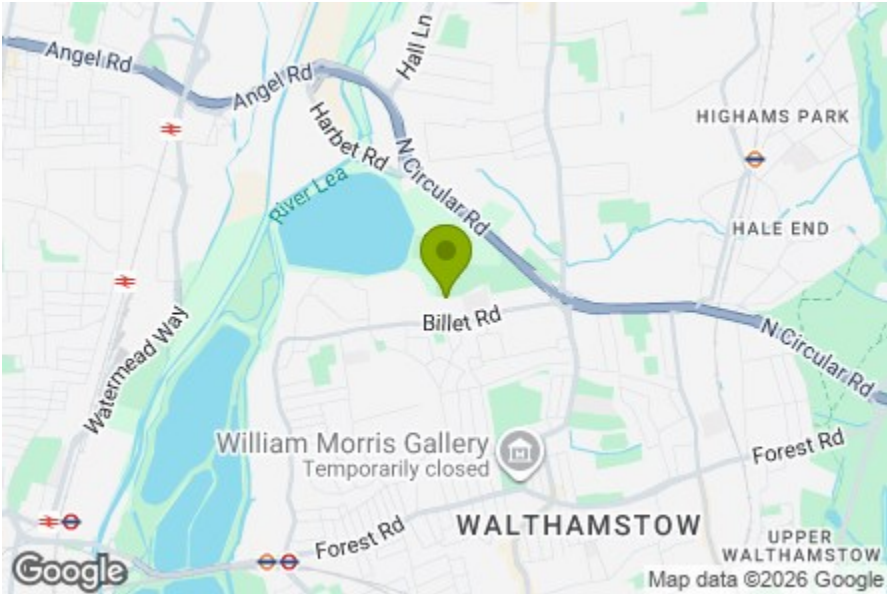
Bedroom
15'0" x 8'11"

Bedroom
15'0" x 6'0"

Bedroom
11'5" x 13'9"

Ensuite Bathroom
6'9" x 4'6"

Bathroom
10'5" x 6'10"



THORNBURY WAY, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
3 Bed Flat



Features:

- 3 Bedroom Flat
- Approx. 948 square Feet
- Large Open Plan Kitchen/Diner/Reception Area
- Balcony
- Private Parking Space
- Third Floor
- Allocated parking space & garage
- 2 Bathrooms

This three-bedroom third-floor flat in Walthamstow comes with a large balcony, allocated parking space and garage. Higham Hill Park is nearby, while Blackhorse Road and the wider Walthamstow neighbourhood put green space, local food and drink, and useful transport connections within easy reach.

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0208 520 3077

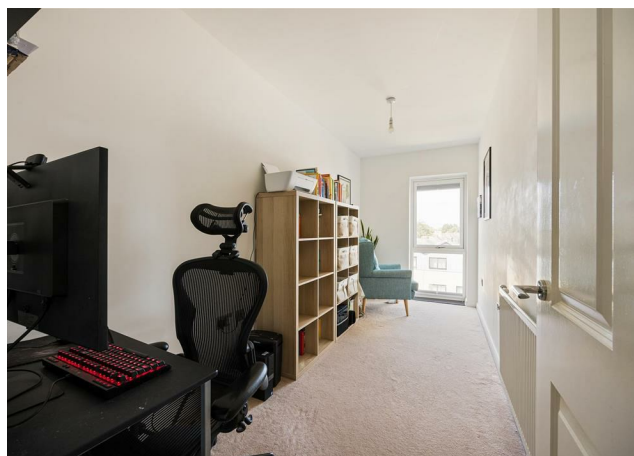
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IF YOU LIVED HERE...

The hallway runs through the centre of the flat, with two bedrooms positioned together towards the front of the layout. Both are simply decorated in light tones, with plenty of flexibility for bedroom furniture and storage. Further along, the main bathroom has a bath with overhead shower. The principal bedroom sits separately at the other end of the hallway, with its own ensuite shower room and built-in storage.

The kitchen, dining and reception room is the heart of the home, stretching across a large open-plan space with windows bringing in plenty of daylight. White cabinetry keeps the kitchen bright and understated, while the adjoining living and dining areas offer plenty of room for a full dining table, sofas and occasional furniture. It is an easy layout for both everyday living and having friends over.

From the reception area, doors open directly onto the balcony, which wraps around the corner of the building and provides a

generous amount of private outdoor space. There is room here for seating, while the allocated parking space and garage add further practicality.

WHAT ELSE?

- Higham Hill Park is close by, offering plenty of open green space for walks, exercise and time outdoors. Blackhorse Road provides Victoria line and Overground connections, while Walthamstow Wetlands offers miles of walking routes and open landscapes nearby.

- The Tavern on the Hill is a neighbourhood pub on Higham Hill Road, while the wider Walthamstow area brings plenty of independent cafés, restaurants and local favourites.



WORD FROM THE OWNER...

"Our flat is full of natural light with a beautiful view, it's a lovely community of neighbours, we are close to Lloyd Park which our two year old adores, with lots of child-friendly activities in the neighbourhood that are walking distance (playgrounds, toddler classes, soft play areas...). For adults there's a spa and swimming pool nearby, and lovely bars, restaurants, bakeries and shops (Walthamstow Village, Beer Mile at Blackhorse Rd, sourdough pizzerias, Yonder and Beaten by a Whisker bakeries, Crate at St James street). The Wetlands are great for long family walks on weekends. East of Eden studio has the best yoga classes I've been to."

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