

FOURTH FLOOR

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

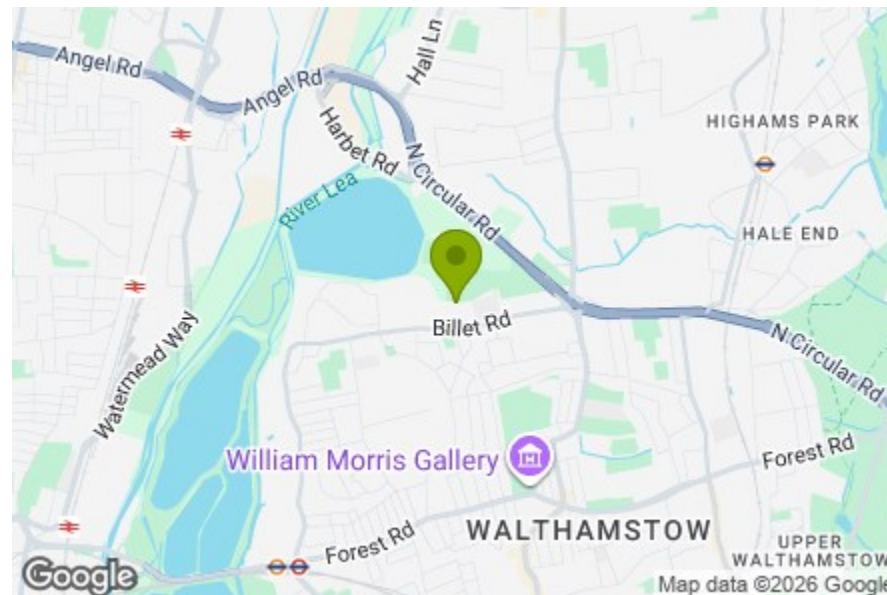
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		82	82
(81-91) B			
(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 £305,000 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
- EWS1 Certified

Set within a modern development, this one-bedroom apartment offers an appealing combination of contemporary design and everyday convenience. The open-plan living arrangement creates an effortless backdrop for both daily routines and relaxed evenings, while the fully fitted modern kitchen adds to the easy, streamlined feel. Practical benefits include an EWS1 certification and a secure parking space complete with an electric charging point, enhancing both reassurance and future-proofing. With Lloyd Park close by for greenery, culture and weekend activity, the location brings a welcome balance of lifestyle and comfort, making this a compelling option for those seeking a smart, ready-to-enjoy home.

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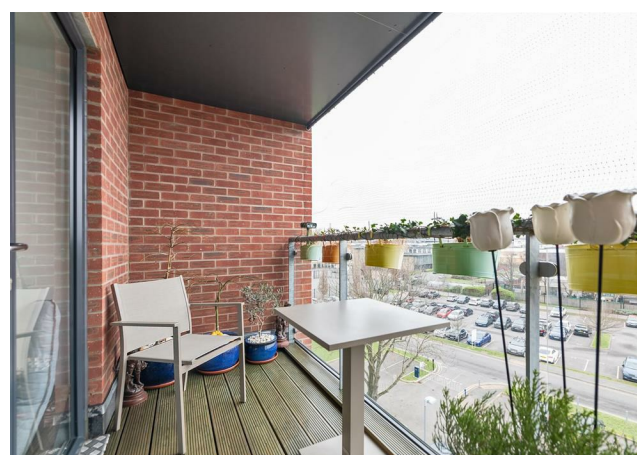
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IF YOU LIVED HERE...

The building presents a confident contemporary profile, its combination of warm brick and smooth rendered sections setting an inviting tone from the outset. Inside, the hallway introduces the home with a soft sense of arrival, leading through to the main living areas and incorporating two useful storage cupboards along the way.

At the heart of the home, the kitchen, lounge and dining area come together in a harmonious open-plan layout, enhanced by soft natural tones and wide flooring that encourages a natural flow. Generous glazing draws in natural light throughout the day, while doors open directly on to the balcony, creating a subtle connection to the outdoors. It's a setting that works beautifully for relaxed evenings at home or more sociable occasions, with the layout feeling balanced and adaptable.

Stepping outside, the balcony offers timber decking and elevated views, with enough room for a table and chairs for unhurried breakfasts or unwinding later in the day. Back indoors, the bedroom is well proportioned and finished in soothing neutrals, with a wide window and mirrored built-in wardrobe that enhances both storage and the overall sense of ease.

In the bathroom, understated styling continues with smooth tiling and a bath with overhead shower, providing options for both quick routines and longer moments to

switch off.

Within the development, a landscaped communal courtyard sits at the centre, softened by planting and overlooked by walkways. It creates a pleasant, shared environment and an attractive outlook as you come and go.

Positioned within one of Walthamstow's most appealing pockets, the area surrounding the home brings together generous greenery, culture and a lively community feel. Just over five minutes from the doorstep, Lloyd Park offers a vibrant hub for local life, with its two cafés, tennis courts, weekly market and the celebrated William Morris Gallery set within beautifully maintained grounds that invite regular visits. A little further on, the Walthamstow Wetlands open into a vast nature reserve, ideal for unhurried walks and wildlife watching. For a welcoming pub atmosphere, The Dog & Duck is within easy reach, while the Waltham Forest Feel Good Centre provides swimming and a broad mix of fitness facilities around nineteen minutes away.

WHAT ELSE?

Blackhorse Road Station is conveniently accessible, with a bus taking you there in under fifteen minutes, connecting you quickly to both the Victoria Line and London Overground services. From here, journeys into central London are fast and straightforward, making commuting or weekend exploring refreshingly simple. The surrounding transport links are well supported by additional bus routes and cycling paths, ensuring smooth movement in and out of the neighbourhood.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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