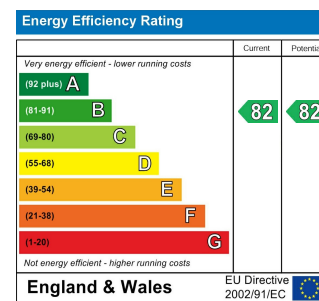




Total Area (Excluding Garden): 53.2 m² ... 573 ft²

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.



THORNBURY WAY, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Flat
- Ground Floor
- Study Room
- Private Patio
- Open Plan Kitchen Diner
- Long Lease
- Secure Modern Development

A sublimely smart and bright one bedroom apartment on the ground floor of a low rise, contemporary block with a study and west-facing private garden. You're in Upper Walthamstow here, moments from transport connections and natural spaces.

Banbury Reservoir is just seven minutes' stroll away at the end of Durban Road. You'll find a circular walking route around these sparkling blue waters, ideal for a wander and a ponder.

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0203 397 2222

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

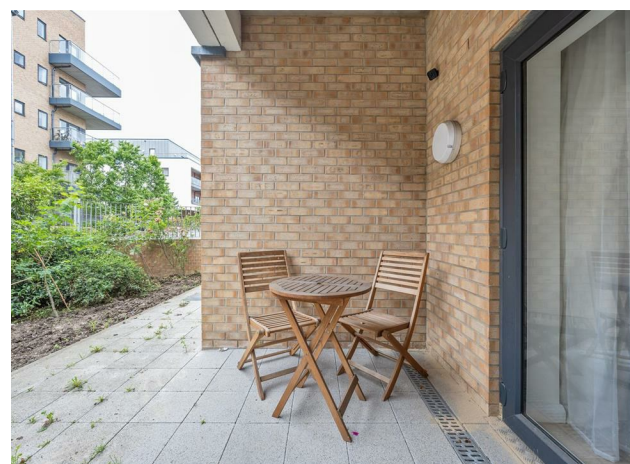
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE

You'll be dining and reclining in your dual aspect, 255 square foot open plan living space. Your kitchen area's home to a suite of ash effect cabinets, with matt black worktops complementing onyx floor tiles. These give way to engineered honey-hued hardwood in the lounge area, with a constellation of recessed spotlights overhead and floor to ceiling patio doors illuminating the proceedings.

Step through here to access your west-facing courtyard garden. With pristine patio and beds already bursting with roses, clematis and a rosemary bush, plant wisteria here to make this a gloriously private, colourful and fragrant solace. Back inside and your bedroom's a sumptuous 155 square foot double with built-in storage and cosy carpet, while the bathroom's decked out in large format mocha tiles, a shower over the tub and heated towel rail. A study makes for the ideal home working space. Lastly, a long lease means you won't ever have to worry about renewals.

Step outside and Higham Hill's half a mile away on foot for The Tavern on the Hill, The Hilly Cafe (try their hearty breakfasts and delicious pastries), and Yoked Fitness for fine fitness classes led by certified trainers and strength coaches in the park. Alternatively, jump on your bike to be at Lloyd Park in just two minutes.

Cut through here, past Bell Corner and up Hoe Street for Walthamstow Central and its twenty minute direct shuttles to Walthamstow Central. St Mary Road will lead you through Dickensian backstreets to our beautiful Walthamstow Village, bursting with eateries to sate any palate.

WHAT ELSE

- Clouds on the horizon or feeling under the weather? Hop onto the 158 or W11 bus routes right outside to be shuttled to destinations which include Walthamstow, Blackhorse Road station, St James's Street, Leyton and Stratford.
- Drivers can be on the North Circular in two minutes, handy for the King George V Sailing Club an eleven minute drive away. At 420 acres, it's the largest sailing area in London. If you windsurf, SUP or wing foil (or want to start) you'll be in heaven.
- The top of the Blackhorse Beer Mile starts a five minute bus ride away at the Hackney Brewery and High Hill Tap Room. This collection of seven breweries (with more planned) has a mind-blowing array of ales on offer, all set in diverse environs and vibey beer gardens.

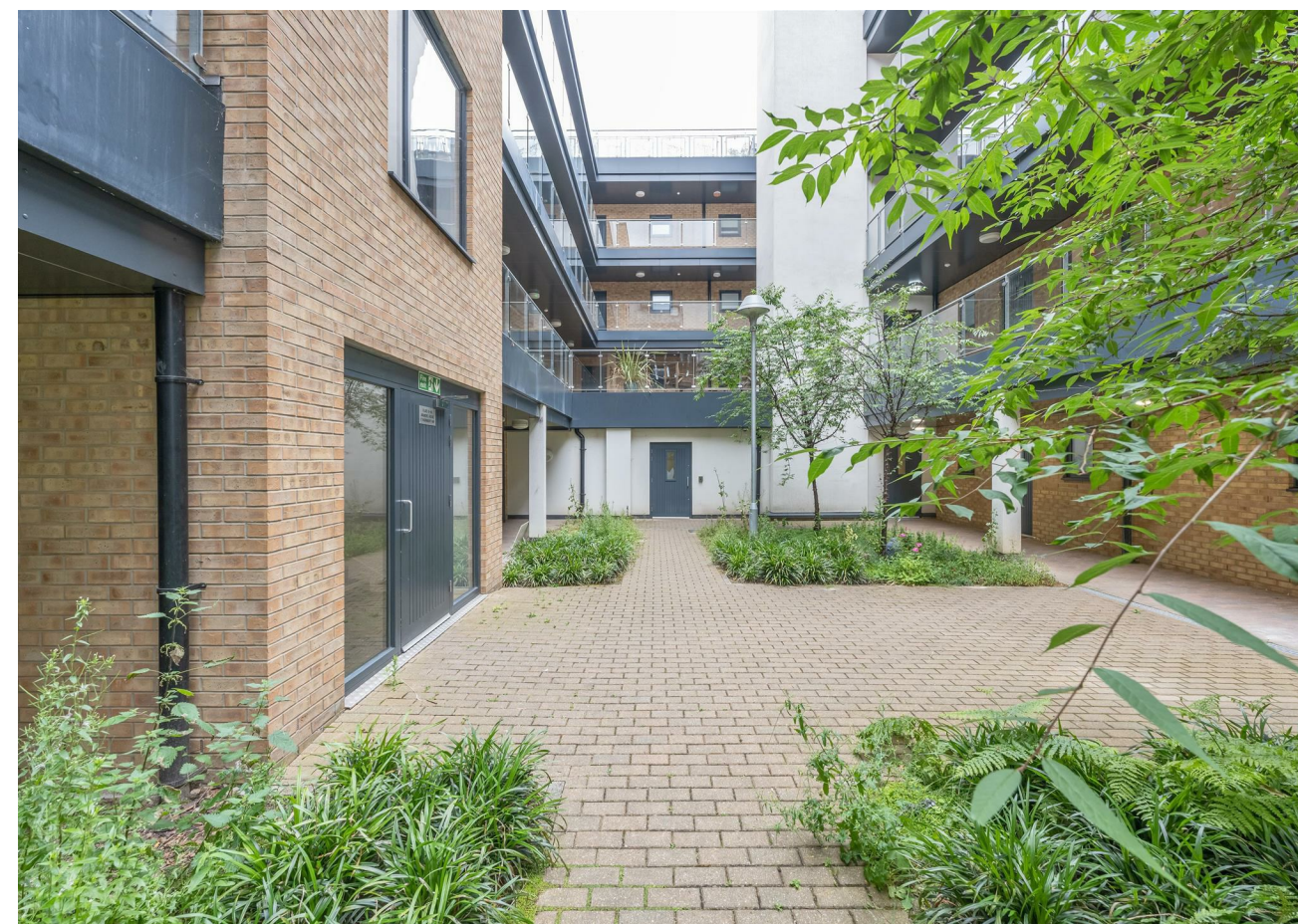


A WORD FROM THE OWNER...

"I have loved living in this flat and neighbourhood and I have been lucky to make friends for life in this building which has such a kind and helpful community. The flat itself is sunny, well insulated, spacious and has lots of storage. The study has been an amazing space as I've moved to flexible remote working and the close bus stop allows me to get into the office quickly. I've loved the garden and the extended outdoor space, but also the proximity to Lloyd park which has so much to offer. I wish the future owner the same joy and happiness that this flat has given me. "

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Lounge/Kitchen/Diner
12'8" x 19'8"

24'11" x 17'8"

Study
6'11" x 5'8"

Bathroom
6'8" x 6'9"

Bedroom
11'7" x 13'1"

Garden



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