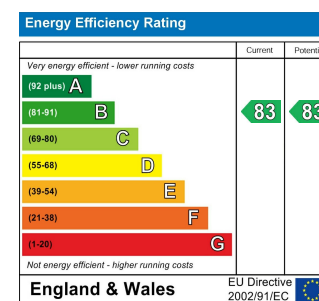


Total Area (Excluding Balcony): 71.8 m² ... 772 ft²

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 £425,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- First Floor
- Open Plan Kitchen Diner
- Private Balcony
- Long Lease
- Secure Modern Development
- Secured Gated Parking

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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E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

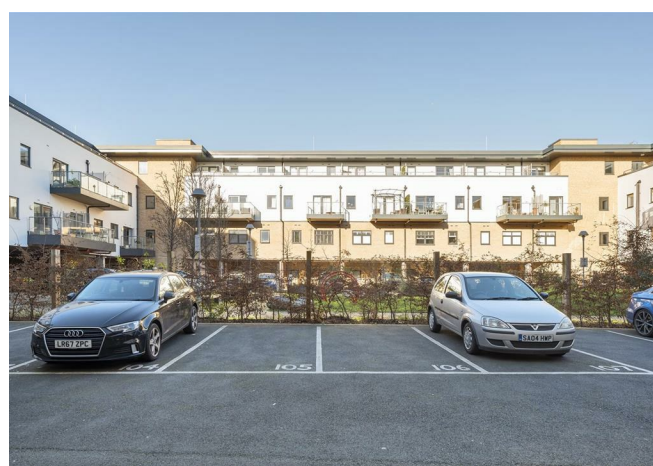
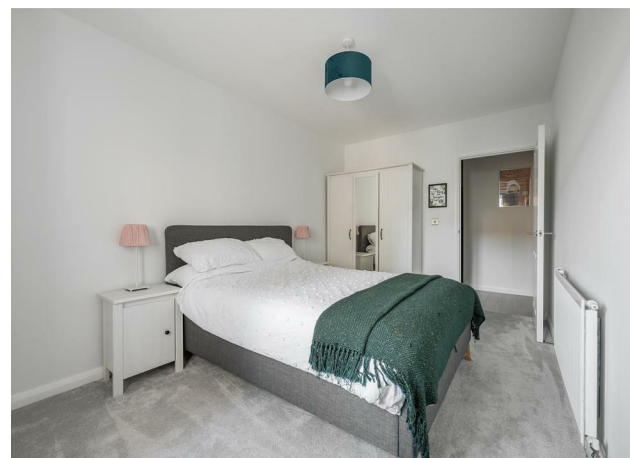
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IF YOU LIVED HERE...

Your new apartment sits on the first floor of this contemporary block. This smart building is both secure and stylish with lift access and an immaculately kept communal courtyard. With a long lease remaining and an EPC B rating, you can ensure that you are energy efficient. With over 770sq ft to play with, this is a larger than average apartment. Your open plan living area features glorious engineered oak flooring, a fully integrated kitchen with induction hob and it roomy enough for both a sofa and dining furniture. This space leads out to your private balcony, a wonderful spot to enjoy the morning sun with a cuppa. Both of your bedrooms are generous doubles, decor is fresh and neutral in keeping with the rest of the apartment and you have snugly grey carpets adding a cosy touch. Your principal bedroom has a deluxe ensuite with a large walk-in shower and sparkling suite. The main bathroom for the property has a large tub with a waterfall shower overhead and it finished to a high standard.

Out and about, if you're in the mood for some lovely local greenery, look no further than Tottenham Marshes, the River Lea and the local reservoirs which sit minutes from your door. A

wonderful spot for a weekend walk or cycle, you can follow the river down to Walthamstow Wetlands. Local favourite Lloyd Park is also within easy reach, home of the William Morris gallery there is a weekly farmers market here as well as the beautifully manicured gardens and moat of the original house.

WHAT ELSE?

- Ever fancied trying your hand at BMX riding? Look no further than Cheney Row BMX track, part of the Olympic Legacy and on your doorstep.
- Drivers, you are moments from the North Circular Road and M11 making travel easy peasy.
- You are perfectly placed for local amenities, with a supermarket and post office moments from you. You have a well reputed chip shop moments away, as well as Barney's pie and mash. This infamous East London dish is a must try - all pies are made freshly on site daily, Barney's won a local 'takeaway of the year' prize in 2022.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Kitchen / Lounge / Diner

12'6" x 22'9"

Balcony

12'8" x 6'7"

Bedroom

8'6" x 14'5"

Bedroom

9'0" x 21'6"

Ensuite

4'4" x 7'3"

Bathroom

7'11" x 6'9"



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