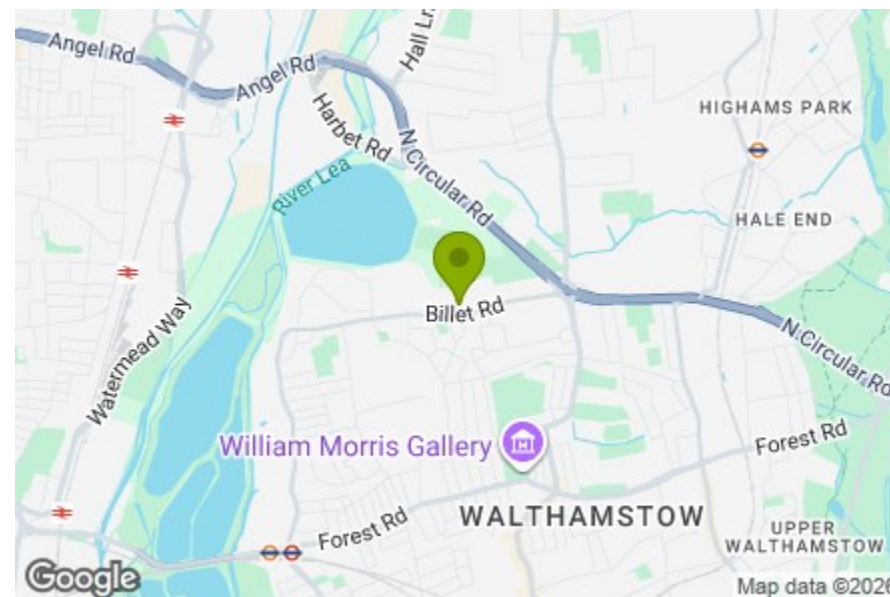




Ground Floor

Total Area: 97.3 m<sup>2</sup> ... 1047 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Bathroom  
7'1" x 6'10"
- Bedroom  
18'3" x 8'7"
- Kitchen / Reception Room  
20'6" x 18'3"
- Bedroom  
15'1" x 8'11"
- Bedroom  
13'10" x 10'6"
- Patio



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## THORNBURY WAY, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 3 Bed Flat



#### Features:

- Large 3 bed flat
- Ground floor
- Private outside space
- Large open plan reception area
- Beautifully presented
- Lovely development with outside space for residents
- Perfect for families

A bright and spacious three bedroom ground floor flat, set within a well-kept development on Thornbury Way. This peaceful residential pocket of Walthamstow offers a nice balance of calm and connection, with local shops, schools and green spaces all within easy reach, and straightforward access into the heart of E17

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**E4 & N17**  
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**E8, E9, E5, N16, E3 & E2**  
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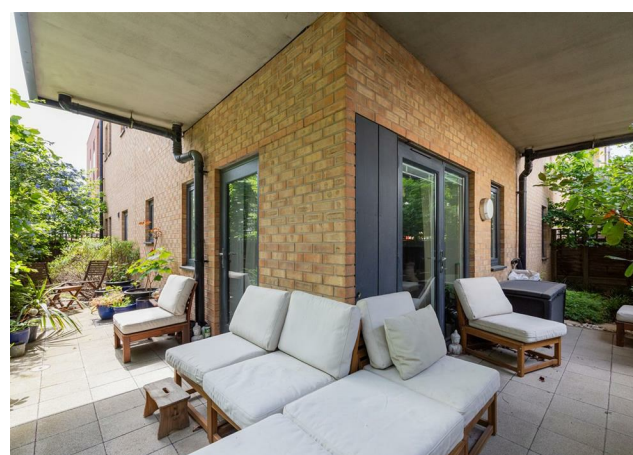
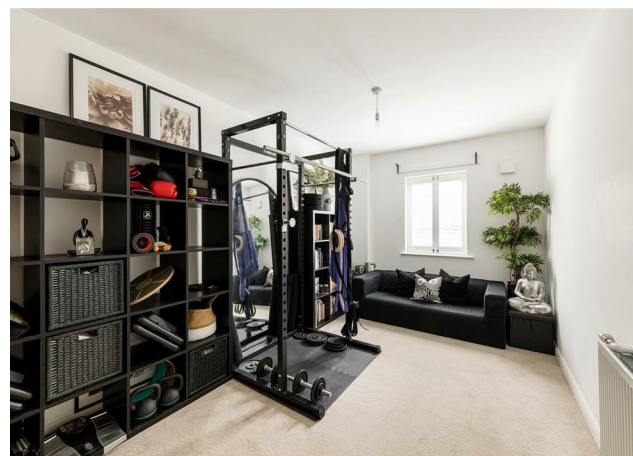
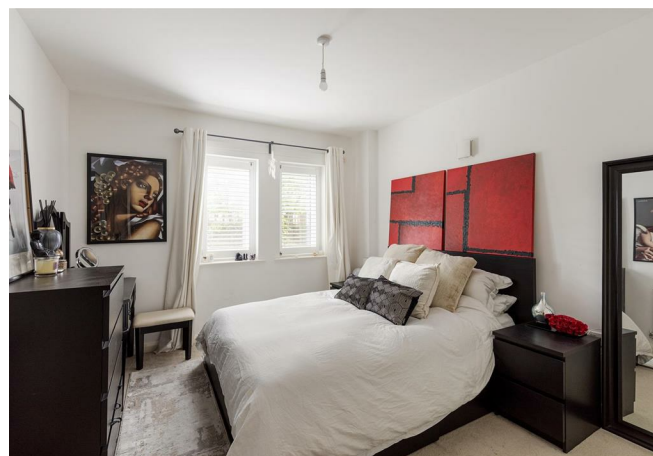
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**IF YOU LIVED HERE...**

You'd step into a welcoming entrance hall, giving you a moment to arrive home and setting the tone for the rest of the flat. From here, the layout opens out in a calm and considered way, with each room clearly defined yet flowing naturally together.

Your large open plan kitchen and reception sits to the rear, a generous, light-filled space designed for day-to-day living. There's plenty of room to cook, dine and relax, with the kitchen arranged neatly to one side so the living area remains open and versatile. Doors lead directly out to your private patio, offering an easy connection between indoors and out and a lovely spot for morning coffee or slow evenings.

The three bedrooms are well proportioned and thoughtfully arranged, offering flexibility whether you need space for family life, guests or working from home. The bathroom is centrally positioned for convenience, and throughout the home you'll find a clean, well cared for finish that makes it easy to settle straight

in. Beyond your own patio, the development also offers shared outdoor space, adding to the sense of openness.

**WHAT ELSE?**

- You're within easy reach of Lloyd Park, with its open green spaces, weekend markets and the William Morris Gallery
- Walthamstow Central and Blackhorse Road stations are both accessible, offering strong connections across London
- A range of local schools, shops and everyday essentials are close by, making this a practical and appealing choice for families



**A WORD FROM THE OWNER...**

"The property has been our peaceful haven. Well connected to amenities, transport, and shops, close to parks, cafes and the wetlands, with our own big private garden, and a lovely surrounding community, this place has been our little paradise. If we weren't moving out of London, we wouldn't be leaving."

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