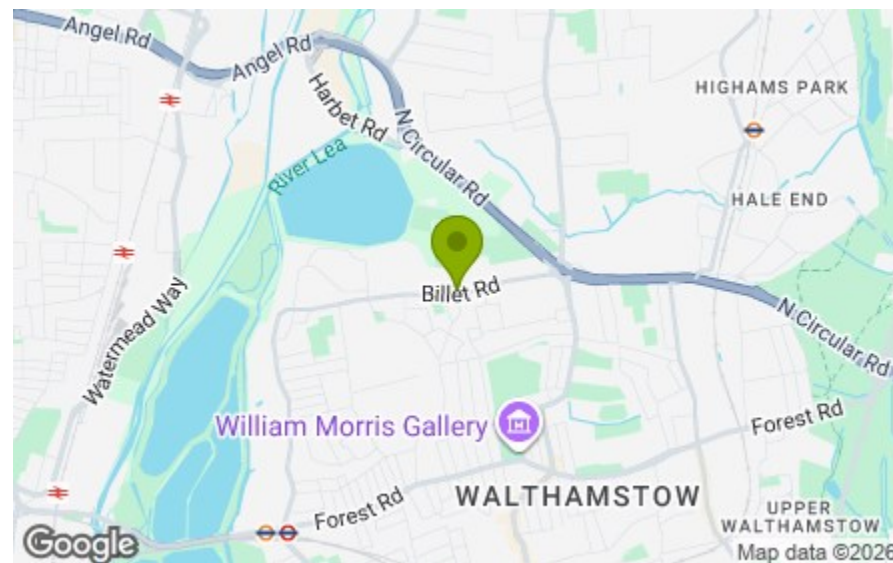


Second Floor



Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

- Hall
- Storage
- Storage
- Study  
6'10" x 5'8"
- Bathroom  
6'9" x 6'9"
- Bedroom  
11'6" x 12'0"
- Storage
- Balcony
- Kitchen/ Lounge/ Dining Room  
12'8" x 19'0"

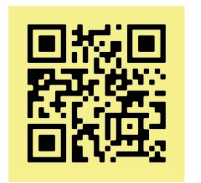


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	84
		EU Directive 2002/91/EC	



## THORNBURY WAY, WALTHAMSTOW

£1,750 Per Calendar Month  
 1 Bed Flat



### Features:

- One Bedroom Apartment
- Private Balcony
- Bright and Airy
- Kitchen/Diner
- Separate Study Room
- Short Walk to Lloyd Park
- Communal Gardens
- Available End Of May

A high spec and handsomely appointed one bedroom apartment on the second floor of a modest contemporary development. All surrounded by the open natural spaces of Upper Walthamstow, and moments from our beloved green gem of Lloyd Park.

Home to cafes, courts, landscaped gardens, an outdoor gym, skate park and all manner of sports clubs and classes, Lloyd Park is your go to spot for fitness and relaxation alike. All less than a half mile on foot from your front door.

REQUEST A VIEWING  
 0203 397 9797

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

**E4 & N17**  
 hello4@stowbrothers.com  
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**E17 & E10**  
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#### IF YOU LIVED HERE

You'll be enjoying stylish and secure London apartment living throughout. Your sheltered private balcony offers fine views of the strikingly designed communal grounds, and is the perfect spot for a morning coffee. Step back inside and you're in your gleamingly expansive, 250 square foot kitchen/lounge, with a sleek suite of smoky grey fitted cabinets sat to the rear, home to a full suite of integrated appliances.

Across the hallway, blessed with a wealth of fitted storage, a welcome rarity in London apartments is your 130 square foot double bedroom, immaculately finished and carpeted. Next

door your bathroom's a softly lit boutique affair, with large format tiling from floor to ceiling and a shower over the tub. Finally, in another lovable bonus, you have a dedicated study for home working.

Outside, and a ten minute bike ride through Lloyd Park and down Hoe Street will get you to Walthamstow Central station. From here it's fifteen minutes direct to Kings Cross, or twenty to Liverpool Street and Oxford Circus. Plus we're at the top of the Victoria line here so you'll always get a seat. Alternatively, the 97 bus stops at the nearby Crooked Billet roundabout and will get you to the station just as speedily.



#### WHAT ELSE?

- For your new local, The Dog & Duck is your closest watering hole, less than a half mile on foot and serving up a fine line in sourdough pizzas for you to enjoy in the beer garden's beach huts.
- With a reassuringly long lease on this property, you'll have no renewal worries.
- The ever popular Walthamstow Beer Mile is well worth the twenty minute walk. Craft beer lovers will be in heaven with independent offerings from the likes of Exale, Wild Card and of course the huge Truman's Social Club.

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