



**Guide Price**  
**£400,000**

**Leasehold**

2x  2x  1x 

**Arundel House,  
Thornbury Way,  
Walthamstow, E17**





## Main features

- Large open-plan living
- Generously sized bedrooms offering natural light
- Separate study room
- Stylish en-suite
- Next to Walthamstow Academy and Kingfisher Sports Ground
- Good connection to transport links, A406 & M11

## Accommodation

### FIRST FLOOR

Lounge/Kitchen/Dining Room: 18'11 x 14'5 (5.77m x 4.40m)

Office: 6'6 x 5'1 (1.98m x 1.55m)

Bedroom 1: 13'5 x 11'4 (4.09m x 3.46m)

En-Suite

Bedroom 2: 16'0 x 8'4 (4.88m x 2.54m)

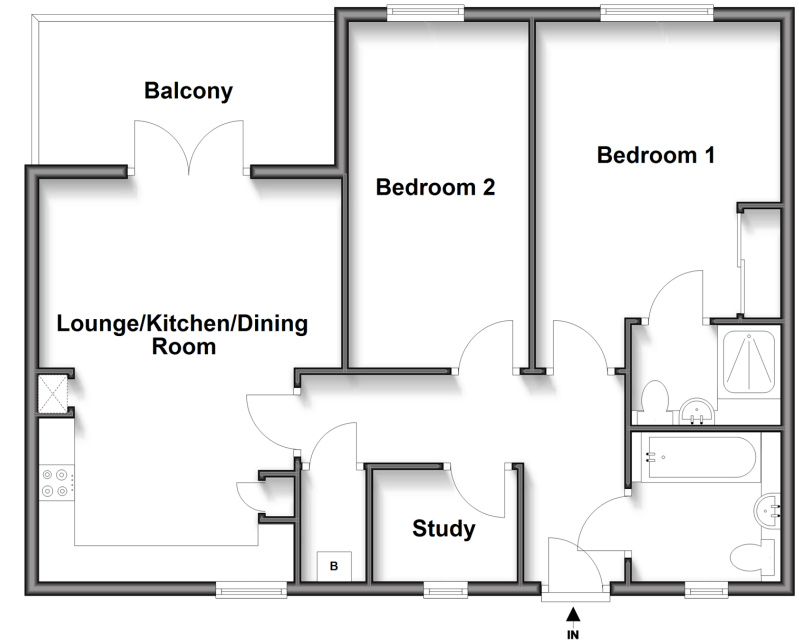
Bathroom

### OUTSIDE

Communal Gardens

### First Floor

Approx. 71.8 sq. metres (773.3 sq. feet)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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