



[www.kings-group.net](http://www.kings-group.net)

248 Hoe Street  
Walthamstow E17 3AX  
Tel: 020 8521 1122

Thornbury Way, London, E17 5FT  
Offers In Excess Of £173,250



Contemporary, Spacious & Bright, this fantastic two-bedroom purpose-built apartment presents an outstanding opportunity to own a modern, well-designed property with an array of desirable features. From its spacious bedrooms and private balcony to the large communal gardens with child play areas, this home is perfect for individuals, couples, and small families alike. Built in 2019, this property features contemporary design and construction, ensuring a high standard of living with modern amenities. Boasting a lease of 117 years remaining as well as being offered on a chain-free basis, ensures a smooth and hassle-free transaction while offering long-term security, making it an appealing prospect for prospective buyers. The heart of this home is its spacious open-plan layout, combining the lounge, kitchen, and dining areas. This arrangement promotes a sense of togetherness, making it ideal for entertaining guests or spending quality time with loved ones. The Thornbury Way development is a delightful residential area known for its peaceful ambience and convenient location with excellent connectivity and amenities at your doorstep.

#### Property Showcases

Upon arriving at the property, you'll find a secure communal entrance featuring a modern video entry system. This ensures enhanced security and allows residents to conveniently admit guests. Once inside the communal area, you have the option to use either the lift or stairs to access the fourth floor allowing to cater to different preferences and mobility needs. As you reach the fourth floor, the main door opens into a spacious entrance hall. This area is well-lit and offers ample space for greeting guests. Notably, there are two practical storage cupboards within the hall, perfect for stashing away coats, shoes, and other belongings. Stepping further into the property, you'll be greeted by a full-length open-plan layout. This expansive space incorporates the lounge, kitchen, and dining area, providing a modern and sociable living experience. The lounge is well-designed, offering plenty of room for comfortable seating arrangements and entertainment setups. The kitchen is seamlessly integrated into the open plan, boasting modern appliances and sleek countertops. Whether you enjoy cooking or entertaining, this kitchen is well-equipped to cater to your needs. The adjacent dining area allows for seamless hosting of family meals or gatherings with friends. From the lounge area, a double glazed door leads to a private balcony. This outdoor space offers a breath of fresh air and a peaceful retreat to enjoy your morning coffee or unwind after a long day. The balcony provides a lovely view and adds an extra dimension to your living space. Back in the entrance hall, you'll find access to the two double bedrooms. Both bedrooms are spacious and well-lit, offering a comfortable and cosy atmosphere. The layout ensures privacy and separation from the main living areas. The main bedroom, in particular, is a standout feature of the property. It comes equipped with built-in wardrobes, offering ample storage for your clothing and personal items. The thoughtful design maximizes space and adds convenience to your daily routine. Lastly, the property features a stylish and well-appointed bathroom. Finished with high-quality tiles, it exudes a modern and sophisticated vibe. The bathroom is furnished with a three-piece suite, including a wall-hung w/c with a concealed cistern, adding a touch of elegance to the space.

#### Location

Situated on an ultramodern and sleek development, your new property has access to an abundance of communal benefits. The Robinswood Gardens play area will keep the children occupied for hours on end and the multitude of EV charging stations allow for effortless charging for a range of electric vehicles. Once you have finished exploring your new development you can take a short four minute walk to the newly refurbished Cheney Row Park which reopened in May 2019. The park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Billet Road Co-op, Monoux coffee house & the Billet fish bar are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.18 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.08 miles and 1.21 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

#### Tenure & Council Tax

Tenure: Shared Ownership  
 Lease Length: 99 years from 1/12/2015  
 Ground Rent: Included in rent  
 Service Charge: Included in rent  
 Rent: £702.31 pcm  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,724 pa

#### Entrance Hall

**12'10" x 4'11" (3.92 x 1.51)**  
 Double glazed window to front aspect, two storage cupboards, Amtico flooring, single radiator, telephone point, power points.

#### Lounge/Diner

**10'5" x 26'7" (3.19 x 8.12)**  
 Double glazed window to rear aspect, spotlights, double radiator, Amtico flooring, TV aerial and phone point, power points and double glazed patio door leading to balcony.

#### Balcony

**15'5" x 6'10" (4.71 x 2.09)**  
 Glass balustrade and decked flooring.

#### Kitchen

Amtico flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and electric hob, chimney style extractor with hood, sink with drainer unit, space for fridge/freezer and plumbing for washing machine.

#### Bedroom One

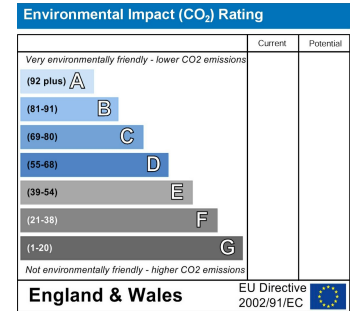
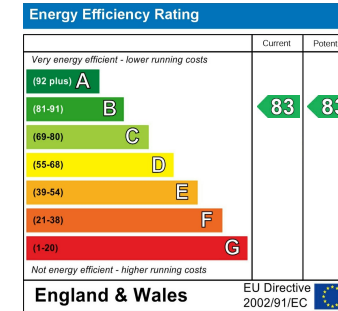
**9'4" x 18'6" (2.87 x 5.65)**  
 Double glazed window to rear aspect, single radiator, carpeted flooring, built in wardrobe, TV aerial and phone point, power points.

#### Bedroom Two

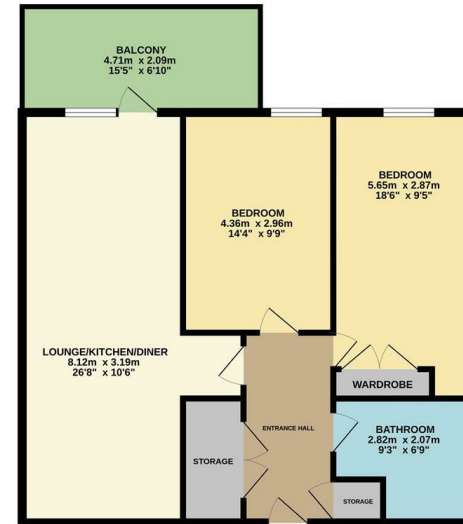
**9'8" x 14'3" (2.96 x 4.36)**  
 Double glazed window to rear aspect, single radiator, carpeted flooring, TV aerial and phone point, power points.

#### Bathroom

**9'3" x 6'9" (2.82 x 2.07)**  
 Spotlights, tiled walls and flooring, heated towel rail radiator, extractor fan, panel enclosed bath with tap & shower attachment, hand wash basin with mixer tap and pedestal, wall hung low level flush w/c with concealed cistern.



FOURTH FLOOR  
 73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA: 73.1 sq.m. (787 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and not necessarily to scale for any given construction or installation. They should be used as a guide only and should not be used to make any prospective purchase. The area not occupied by furniture can not be used and no guarantee is given for the area not occupied by furniture can be given.  
 Made with Metron C002

