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Thornbury Way, London, E17 5FS
Offers In Excess Of £500,000

Sleek, Serene & Sought After, Welcome to your dream home at the heart of the vibrant New Banbury Park development in E17! This splendid four-bedroom split-level duplex apartment offers the epitome of modern living with a Chain-Free Sale guarantee. As you step through your own front door, you're greeted by a sense of privacy enhanced by a charming private front garden, perfect for enjoying tranquil moments or entertaining friends. The interior boasts three bathrooms, ensuring convenience and comfort for the entire family. Secured parking is seamlessly integrated via a dedicated entrance, providing peace of mind for your vehicle. The residence not only offers a generous floor area of 1076 sqft/100 sqm but also features large communal gardens with children's play areas, creating a harmonious blend of urban living and natural serenity. With a remarkably low service charge, this property is not only a stylish haven but also an economically savvy choice. Revel in the assurance of a lengthy 118 years remaining on the lease, allowing you to embrace this contemporary abode for years to come. Don't miss the chance to make this delightful duplex your home sweet home!

Property Showcases

Welcome to Thornbury Way E17, where modern living meets comfort in this stunning four-bedroom split-level duplex apartment. As you approach the property, your journey begins with a private front garden, setting the tone for the exclusivity and charm that awaits. The pathway leads you to your own front door, and as it swings open, you step into a bright and spacious entrance hall adorned with Amtico flooring, creating an immediate sense of warmth and sophistication. The entrance hall welcomes you with not one, but two built-in storage cupboards, offering convenient spaces to stow away coats, shoes, and everyday essentials, maintaining a clutter-free environment. The thoughtful design of the hall ensures a seamless flow through the home, providing easy access to the various sections of the apartment. On the ground floor, you'll discover two generously sized double bedrooms, each uniquely designed to provide comfort and style. Natural light pours in through well-placed windows, creating inviting spaces for rest and relaxation. Adjacent to these bedrooms, a large ground floor w/c adds a touch of convenience, ensuring that practicality meets luxury. As you ascend the stairs to the first floor, you're greeted by a spacious landing that serves as the central hub of the apartment. This level offers access to the remaining two double bedrooms, with the master bedroom standing out for its built-in wardrobes, providing ample storage space. The master bedroom also features a fully tiled three-piece en-suite shower room, where you can unwind and rejuvenate in a tranquil atmosphere. The first-floor landing further leads to a three-piece family bathroom, impeccably designed with modern fixtures and finishes. The attention to detail in the bathroom enhances the overall aesthetic and functionality of the space. Finally, the journey culminates in the heart of the home—the expansive lounge/kitchen/diner located towards the rear of the property. This versatile space seamlessly combines a fully fitted kitchen, complete with a plethora of integrated appliances, with an inviting area for lounging and dining. The open layout encourages social interaction, making it the perfect place to entertain guests, enjoy family meals, or simply relax after a long day. In this harmonious blend of style and functionality, the Thornbury Way E17 duplex apartment offers a haven of contemporary living, where every detail has been carefully considered to create a home that is both elegant and welcoming.

Location

Nestled within a cutting-edge and stylish development, your new home offers a myriad of communal benefits. The play area at Robinswood Gardens ensures endless amusement for youngsters, and multiple EV charging stations seamlessly cater to a variety of electric vehicles. After exploring the contemporary amenities of your residence, a brief four-minute stroll takes you to the recently revamped Cheney Row Park, which reopened in May 2019. This park features a nature-themed play area for kids, an outdoor amphitheatre, enhanced natural spaces for plants and wildlife, and much more. For those eager to explore further, a mere 15-minute walk or a quick 6-minute bike ride leads you to London's largest nature reserve—the 500-acre, Green Flag award-winning Walthamstow Wetlands. Here, you can partake in walking trails, bike rides, and immerse yourself in breath-taking picturesque scenery. Conveniently, essential amenities are at your fingertips, with the Billet Road Co-op, Monoux coffee house, and the Billet fish bar all within easy reach, offering perfect local conveniences. Transportation links abound, with five bus stops within 0.18 miles of your front door, providing diverse travel options. Walthamstow Central and Blackhorse Road stations are 1.08 miles and 1.21 miles away, respectively, offering both underground and over ground transport choices. In addition to the vibrant surroundings, a wealth of educational institutions is within a 0.36-mile catchment area, encompassing nursery, primary, and secondary schools, all boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years from 01/01/2017
 Ground Rent: £350 pa
 Service Charge: £1,242 pa
 Council Tax Band: C
 Annual Council Tax Estimate: £1,724 pa

Entrance Hall 15'7" x 7'5" (4.75 x 2.28)

Double glazed opaque door and window to front aspect, stairs to first floor landing, under stairs storage cupboard, built in storage cupboard, double radiator, Amtico flooring, telephone point and power points.

Ground Floor w/c 7'2" x 4'5" (2.20 x 1.36)

Double glazed opaque window to rear aspect, part tiled walls and tiled flooring, heated towel rail, extractor fan, hand wash basin with mixer tap and pedestal, low level flush wall hung w/c with concealed cistern.

Reception Room 18'5" x 16'7" (5.62 x 5.08)

Double glazed window to rear aspect, spotlights, double radiator, Amtico flooring, power points, phone and TV aerial point.

Kitchen

Double glazed window to rear aspect, tiled walls, range of base & wall units with flat top work surfaces, integrated cooker with electric hob and electric oven, chimney style extractor with hood, sink with drainer unit, integrated fridge freezer, integrated washing machine, integrated dishwasher, spotlights and power points.

First Floor Landing 9'2" x 3'3" (2.80 x 1.01)

Carpeted flooring and power points.

First Floor Bathroom 6'10" x 6'9" (2.09 x 2.08)

Spotlights, tiled walls and tiled flooring, heated towel rail, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap, low level flush wall hung w/c with concealed cistern.

Bedroom One 8'8" x 16'8" (2.65 x 5.09)

Double glazed window to front aspect, single radiator, carpeted flooring, built in wardrobes, power points, TV aerial and phone point.

En Suite 4'6" x 6'8" (1.38 x 2.04)

Spotlights, tiled walls and tiled flooring, heated towel rail, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush wall hung w/c with concealed cistern.

Bedroom Two 11'10" x 9'2" (3.63 x 2.81)

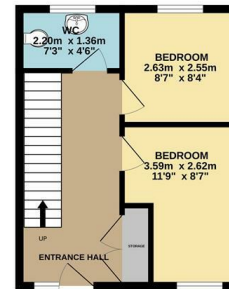
Double glazed window to front aspect, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bedroom Three 11'10" x 11'9" (3.62 x 3.59)

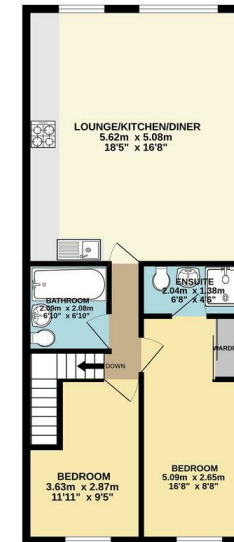
Double glazed window to front aspect, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bedroom Four 8'7" x 8'4" (2.63 x 2.55)

GROUND FLOOR
 29.8 sq.m (621 sq.ft.) approx.



1ST FLOOR
 57.3 sq.m (617 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m (1076 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to be used as a basis for any claim. The floorplan is for information purposes only and should be used as a guide only. The floorplan is not a contract. The layout, systems and appliances shown have not been tested and no guarantee is made in respect of their operation or efficiency over time.
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