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Thornbury Way, London, E17 5FU
Offers In Excess Of £400,000

Sensational, Sophisticated & Spectacular, welcome to the epitome of modern urban living in the heart of the Banbury Way development, E17. Presenting an exquisite two-bedroom, second-floor apartment, this purpose-built gem is a testament to contemporary design and functionality. Boasting a stylish open-plan layout, the spacious lounge seamlessly flows into a well-appointed kitchen and dining area, complete with state-of-the-art, integrated appliances. The apartment features two bathrooms, offering convenience and luxury for its residents. Step outside onto your private east-facing rear balcony, a perfect retreat for relaxation and entertaining. With allocated parking accessible through a secure entrance, your peace of mind is paramount. The communal entrance, equipped with a video entry system, ensures security, while the communal gardens provide a tranquil escape. Sold with no onward chain, this residence offers not just a home but a lifestyle. With 117 years remaining on the lease, this is your opportunity to embrace the contemporary urban living experience at its finest.

Property Showcases

Magnificent communal gardens entwine, leading to a shared entrance equipped with a modern video entry system for enhanced security. Upon entering the communal area, you are presented with both a staircase and an elevator, offering access to your own front door on the second floor of the building. Stepping into your new residence, a spacious and well-lit entrance hall welcomes you, featuring a sizable utility cupboard to neatly store various household items and maintain the elegance of your living space. The generously proportioned open-plan lounge/kitchen/diner is situated adjacent to the entrance hall, bathed in natural light streaming through a substantial double-glazed door and window, leading to your private east-facing balcony. Overlooking the communal gardens, the balcony provides both a vantage point to keep an eye on the little ones and a secluded space for enjoying the summer sun. The fully integrated kitchen, positioned opposite the balcony, offers modern appliances for creating your signature home dishes. Two well-sized double bedrooms, accessible from the entrance hall, include the main bedroom with floor-to-ceiling built-in wardrobes and a fully tiled en-suite shower room. The final room accessible from the entrance hall is a large and spacious family bathroom, featuring a wall-hung low-level flush w/c, a heated towel rail, and a generously sized bathtub – an ideal spot to unwind after a demanding day's work.

Location

Located in a cutting-edge and contemporary development, your new residence provides access to numerous communal amenities. The Robinswood Gardens play area ensures endless entertainment for children, while the abundance of EV charging stations makes charging electric vehicles a breeze. After exploring the development, you can stroll just four minutes to Cheney Row Park, recently renovated in May 2019. This park features a nature-themed play area for kids, an outdoor amphitheatre, enhanced natural spaces for plants and wildlife, and more. For those looking to venture a bit farther, the property is a 15-minute walk or a 6-minute bike ride from London's largest nature reserve, the 500-acre, Green Flag award-winning Walthamstow Wetlands. Here, you can enjoy walking trails, bike rides, and picturesque scenery. Essential amenities are conveniently close, with the Billet Road Co-op, Monoux coffee house, and the Billet fish bar all easily accessible for your local needs. Transportation options abound, with five bus stops within 0.18 miles from your doorstep, connecting you to various travel destinations. Walthamstow Central and Blackhorse Road stations, offering both underground and over ground transport, are 1.08 miles and 1.21 miles away from the property, respectively. Additionally, a plethora of nursery, primary, and secondary schools lie within a 0.36-mile catchment, all boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years from 1/1/2017
 Ground Rent: £300 pa
 Service Charge: £1,693.40 pa
 Council Tax Band: C
 Annual Council Tax Estimate: £1,724 pa

Hallway

11'3" x 6'4" (3.44 x 1.95)

Double glazed composite door to front aspect, storage cupboard, single radiator, amtico flooring, telephone point & power points.

Lounge/Kitchen/Diner

25'9" x 12'7" (7.86 x 3.86)

Double glazed window to rear aspect, spotlights, amtico flooring, telephone point, tv point, power points, tiled flooring, range of base and wall units with granite effect roll top work surfaces, integrated cooker with electric oven and electric hob, integrated extractor, integrated fridge/freezer, integrated dishwasher & double glazed door leading to balcony

Balcony

11'6" x 6'4" (3.53 x 1.94)

East facing, Glass balustrade and Decked flooring.

Bedroom One

18'6" x 8'10" (5.64 x 2.70)

Double glazed window to rear aspect, built in fitted wardrobes, double radiator, carpeted flooring, tv point, telephone point & power points.

En-Suite

6'10" x 4'5" (2.10 x 1.37)

Tiled walls and flooring, Heated towel rail radiator, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer tap, Low level flush wall hung w/c with concealed cistern.

Bedroom Two

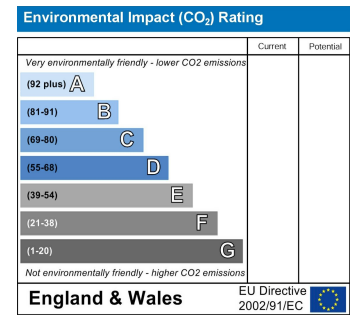
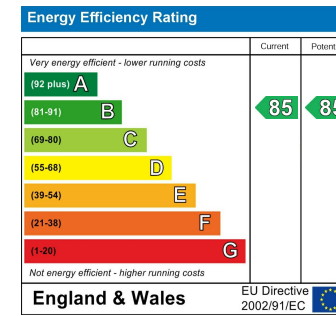
14'1" x 9'2" (4.31 x 2.80)

Double glazed window to rear aspect, single radiator, carpeted flooring, tv point, telephone point & power points.

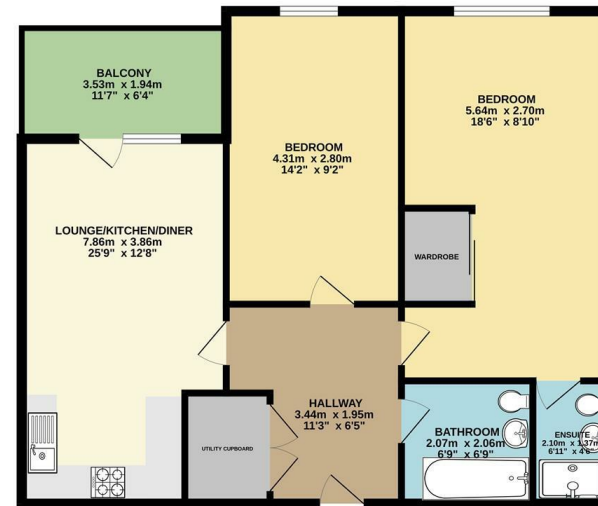
Bathroom

6'9" x 6'9" (2.06 x 2.07)

Spotlights, Tiled walls and flooring, Heated towel rail radiator, Extractor fan, Panel enclosed bath with mixer tap & shower attachments, Hand wash basin with mixer tap and vanity unit under, Low level flush wall hung w/c with concealed cistern.



SECOND FLOOR
 71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, elevations and any other drawings are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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