



Thornbury Way, E17 5FU  
London

**kings**  
GROUP







# Thornbury Way, E17 5FU

Sensational, Sophisticated & Spectacular, welcome to the epitome of modern urban living in the heart of the Thornbury Way development, E17.

Presenting an exquisite two-bedroom, top-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 balcony, a perfect retreat for relaxation and entertaining benefitting from beautiful views over green fields, reservoirs and Walthamstow Stadium. With allocated parking accessible through a secure entrance, your peace of mind is paramount. The property also benefits from a secure and monitored bike storage. The communal entrance, equipped with a video entry system, ensures security, while the communal gardens provide a tranquil escape. The property shares a hall with only one other apartment providing peace and relaxation.

With 117 years remaining on the lease, this is your opportunity to embrace the contemporary urban living experience at its finest.

## Offers In Excess Of £425,000





- **Open Plan Lounge/Kitchen/Diner**
- **Two Double Bedrooms**
- **117 Years Left on the Lease**
- **Three Piece Family Bathroom**
- **Top Floor Apartment With Elevator**

#### Locality

Located in a cutting-edge and contemporary development, your new residence provides access to numerous communal amenities. The Banbury park play area ensures endless entertainment for children. After exploring the development, you can stroll just two minutes to Chiney 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: £1,713.59 pa  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,724 pa

- **Large Balcony With Amazing Views over Green Fields, Reservoirs And Walthamstow Stadium**
- **En-Suite To Master Bedroom**
- **Allocated Parking**
- **HIU Heating System ' Ensures Super low Costs '**
- **Secured And Monitored Bike Storage**

#### Hallway

##### **Kitchen/Lounge/Dinner 15'5" x 25'7" (4.70 x 7.82)**

Double glazed window to rear aspect and door leading to balcony, tiled and laminate flooring, double sink with drainer unit, range of base & wall units with flat top surfaces, electric oven and hob, integrated fridge freezer and dish washer, extractor fan, spotlights, TV aerial and phone point, power points, hyperopic internet point.

##### **Bedroom One 9'4" x 16'1" (2.86 x 4.92)**

Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring, build in wardrobes and power points.

##### **En Suite**

Tiled walls and flooring, heated towel rail radiator, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

##### **Bedroom Two 9'8" x 14'1" (2.96 x 4.30)**

Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring, freestanding wardrobes and power points.

##### **Balcony 6'7" x 17'11" (2.02 x 5.47)**

Outside Light

##### **Bathroom**

Tiled flooring and walls with splash backs, spotlights, heated towel rail radiator, panel enclosed bath with mixer tap & shower attachments, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.









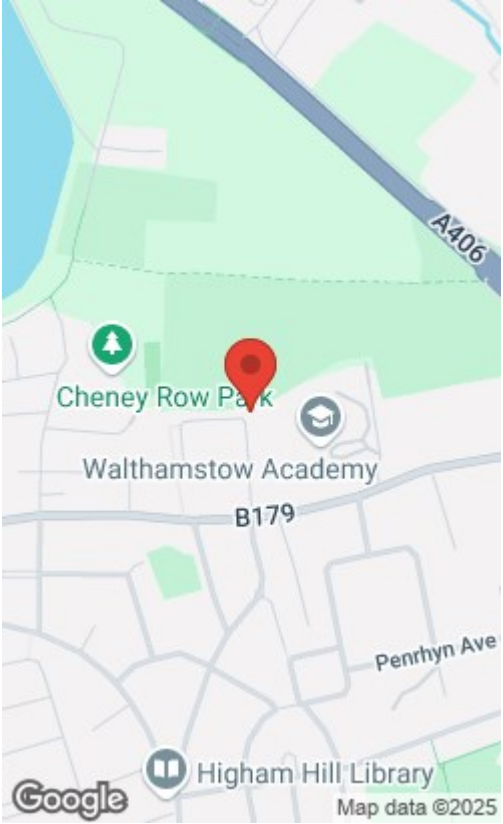








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOP FLOOR  
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

248 Hoe Street, Walthamstow, London,  
E17 3AX  
T: 020 8521 1122  
E:  
www.kings-group.net

