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

Welcome to Thornbury Way, Walthamstow - a location that offers the perfect blend of urban convenience and modern living. This stunning duplex penthouse apartment is a true gem in the heart of a vibrant and dynamic city.

Step inside this new build property and be greeted by a spacious open-plan kitchen diner, perfect for entertaining guests or enjoying a cozy night in. With 1 reception room, 3 bedrooms, and 2 bathrooms, there is ample space for both relaxation and privacy.

Boasting 1,141 sq ft of living space, this apartment offers a contemporary lifestyle with a touch of luxury. The large balcony provides a tranquil outdoor space where you can unwind and enjoy the views of the city.

Built in 2019, this modern development features secure and secluded parking for 1 vehicle, ensuring both convenience and peace of mind for residents. The property's sleek design and thoughtful layout make it a desirable choice for those seeking a stylish and comfortable home.

Don't miss the opportunity to make this duplex penthouse apartment your own - a rare find in a sought-after location. Experience the best of city living with all the comforts of a modern home at Thornbury Way.

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 gorgeous 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: Leasehold
 Lease Length: 117 Years Remaining
 Ground Rent: £350 pa
 Service Charge: £1,560 pa
 Council Tax Band: C
 Annual Council Tax Estimate: £1,932 pa

Hallway

Stairs down to second floor

Reception /Kitchen/Diner
 18'6" x 29'1" (5.66 x 8.89)

WC

4'10" x 6'9" (1.48 x 2.07)

Bedroom One

11'9" x 12'4" (3.60 x 3.76)

En Suite

5'5" x 7'6" (1.67 x 2.30)

Bedroom Two

10'9" x 12'9" (3.28 x 3.90)

Bedroom Three

7'4" x 13'9" (2.24 x 4.20)

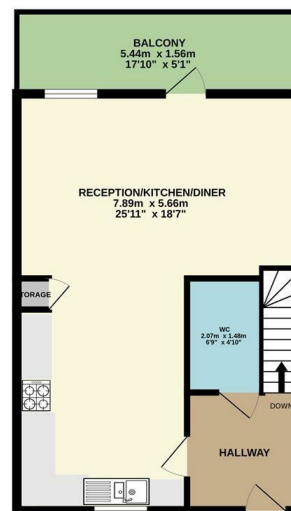
Bathroom

Storage

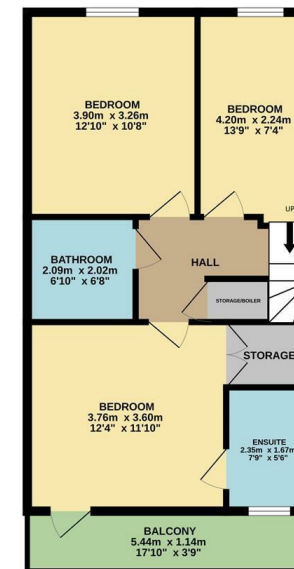
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

43.3 sq.m. (466 sq.ft.) approx.



51.8 sq.m. (557 sq.ft.) approx.



TOTAL FLOOR AREA: 99.0 sq.m. (1066 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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