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

Thornbury Way, London, E17 5FU  
Offers In The Region Of £435,000



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, Ground 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 into your private garden, a perfect retreat for relaxation. 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.

#### 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 ( 117 Years Remaining )  
 Ground Rent: £300 pa  
 Service Charge: £1,713.59 pa  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,932 pa

#### Hallway

Storage(1.94x3.44)

#### Bathroom

6'9" x 6'9" (2.07 x 2.08)

Tiled walls and flooring, heated towel radiator, extractor fan, panel enclosed bath with shower attachment and shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c, bidet and shaver point.

#### Reception

21'3" x 12'7" (6.49 x 3.86)

Double glazed window and single radiator.

#### Bedroom One

18'4" x 9'4" (5.60 x 2.86)

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

#### Kitchen

Tiled flooring, Integrated cooker with electric oven and hob, extractor with hood, integrated fridge freezer and dishwasher, washing machine in a cupboard, double glazed door leading to garden and power points.

#### En Suite

3'6" x 6'9" (1.09 x 2.08)

#### Bedroom Two

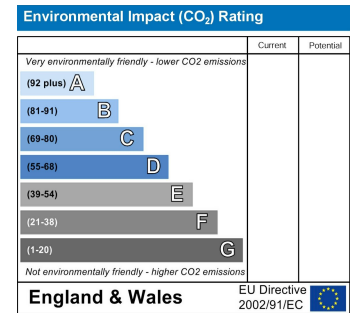
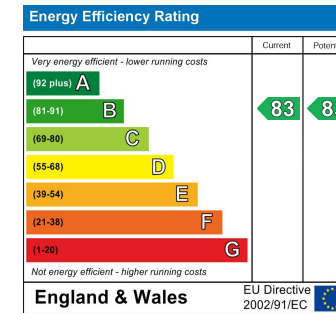
9'2" x 13'11" (2.80 x 4.26)

Double glazed window to rear aspect, carpeted flooring, single radiator and power points.

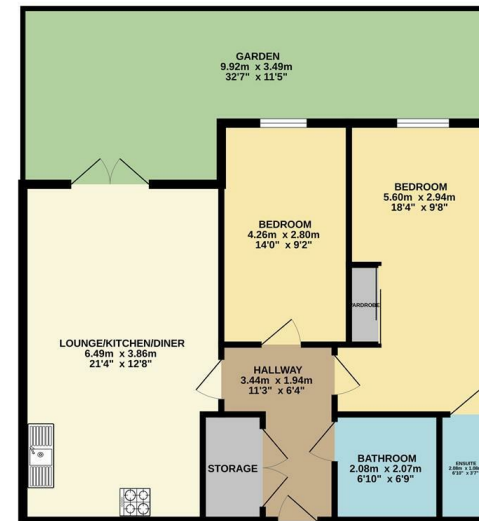
#### Garden

#### 32'6" x 11'5" (9.92 x 3.49)

With plants and shrub borders, raised patio, wooden shed and security light.



GROUND 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 plots, windows, doors and any other items are approximate and are not intended to be taken as any indication of measurement. The plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be held regarding their performance or efficiency over time.  
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