



[www.kings-group.net](http://www.kings-group.net)

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

Thornbury Way, London, E17 5FU  
£435,000

Kings Group are delighted to welcome you to Thornbury Way Walthamstow - a stunning apartment that offers the perfect blend of comfort and style. This immaculate property boasts 1 reception room, 2 bedrooms, and 2 bathrooms, including a luxurious en suite bathroom for added convenience.

One of the highlights of this apartment is the charming balcony, where you can enjoy your morning coffee or unwind after a long day while taking in the views of the bustling city. The property is in pristine condition, ensuring that you can move in hassle-free and start enjoying your new home right away.

Forget about the stress of finding parking in the city - this apartment comes with allocated parking, providing you with a secure and convenient place to park your vehicle. Whether you're a busy professional or a small family, this feature is sure to make your life easier.

Located in a desirable area of London, this apartment offers not just a place to live, but a lifestyle. With its modern amenities, stylish interiors, and convenient location, this property is a rare find that ticks all the boxes. Don't miss out on the opportunity to make this apartment your new home sweet home.

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

#### Kitchen/Diner/Living Room

**25'9 x 11'6 (7.85m x 3.51m)**

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

**18'6 x 9 (5.64m x 2.74m)**

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.

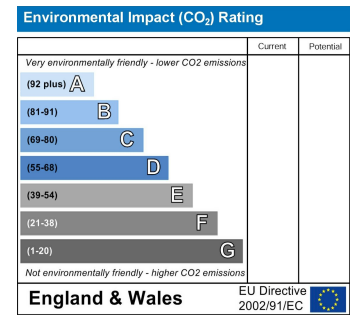
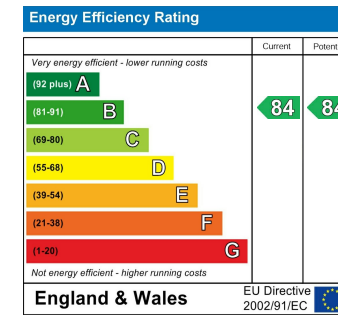
#### Bedroom Two

**13'7 x 9'3 (4.14m x 2.82m)**

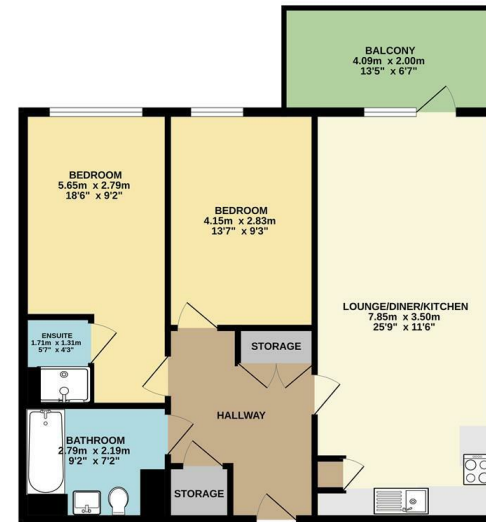
Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring and power points.

#### 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.



SECOND FLOOR  
 73.0 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs and any other items are approximate and are not guaranteed to match the area or measurements on the drawings. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency (see our terms).  
 Made with MyPlan 2.0.0.0

