



www.kings-group.net

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Thornbury Way, London, E17 5FS
£192,500

55% Shared Ownership

Kings Group would like to welcome you to Thornbury Way, Walthamstow- a charming location that could be your next home sweet home! This delightful ground floor apartment boasts a reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a modern bathroom, this property offers comfort and convenience in one package.

Built in 2016, this purpose-built flat is a contemporary gem, offering 635 sq ft of well-designed living space. The property is in immaculate condition, ensuring that you can move in hassle-free and start enjoying your new abode right away.

One of the perks of this lovely flat is the parking space available for one vehicle, making city living a breeze. The convenience of having your own driveway in London is truly a luxury that should not be overlooked.

Furthermore, this property is chain-free, providing you with the flexibility and freedom to make it your own without any delays or complications. Whether you are a first-time buyer, downsizing, or looking for an investment opportunity, this flat ticks all the boxes.

Don't miss out on the chance to own a piece of London in such a desirable location. Book a viewing today and envision yourself living in this wonderful flat on Thornbury Way!

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.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/01/2016).

Minimum Share: 55% (£192,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £480.21 per month (subject to annual review).

Service Charge: £124.30 per month (subject to annual review).

Guideline Minimum Income: Dual - £56,100 | Single - £64,500 (based on minimum share and 10% deposit).

Council Tax: Band B

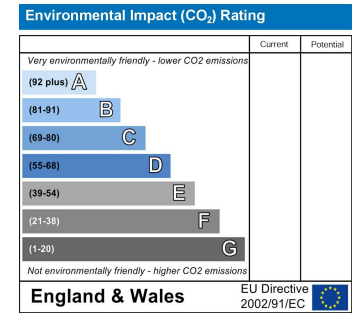
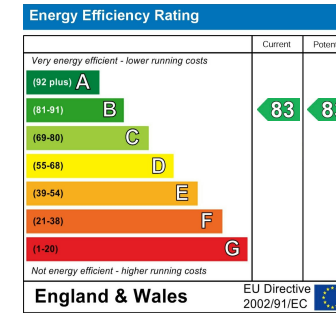
Front Garden
17'8" x 26'3" (5.41 x 8.02)

Hallway

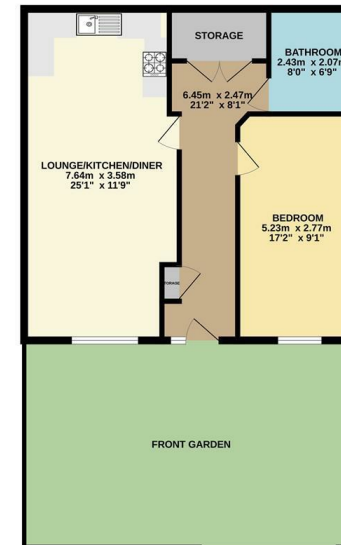
Lounge/Kitchen/Diner
11'8" x 25'0" (3.58 x 7.64)

Bedroom
9'1" x 17'1" (2.77 x 5.23)

Bathroom



GROUND FLOOR
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA: 59.1 sq.m. (636 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, areas and any other levels are approximate and no responsibility is taken for any error. Dimensions are indicated. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and lifespan.
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