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Fulbourne Road, London, E17 4EZ  
Asking Price £535,000



Nestled on the prestigious Fulbourne Road in London, this exquisite penthouse flat offers a remarkable living experience. Spanning an impressive 872 square feet, this modern residence was built in 2015 and is presented to the market chain free, ensuring a smooth and efficient purchase process.

As you ascend to the top floor, you are greeted by stunning views that overlook London, providing a picturesque backdrop to your daily life. The flat boasts a spacious terrace, perfect for enjoying al fresco dining or simply soaking in the sun while taking in the breathtaking scenery.

Conveniently located within walking distance to Wood Street Station, this property offers excellent transport links, making it an ideal choice for commuters and city dwellers alike. The combination of contemporary design, ample living space, and a prime location makes this penthouse a truly exceptional opportunity.

Whether you are seeking a stylish home or a savvy investment, this flat on Fulbourne Road is sure to impress. Do not miss the chance to make this remarkable property your own.

Tenure & Council Tax  
Tenure: Leasehold  
Lease length: 89 Years Remaining  
Rent: £500 P/A  
Service Charge: £ 217 PCM  
Council Tax Band: C  
Annual Council Tax Estimate: £2,025

**Hallway**  
**14'6" x 15'3" (4.43 x 4.66)**

Double glazed window to rear aspect, carpeted flooring, underfloor heating, power points.

**WC**  
**4'11" x 6'2" (1.52 x 1.89)**

Double glazed window to rear aspect, tiled flooring and part tiled walls, hand wash basin with mixer tap, low level flush w/c.

**Reception**  
**17'6" x 14'6">10'9" (5.35 x 4.43>3.28)**

Double glazed window and door to front aspect, carpeted flooring, underfloor heating, TV aerial point and power points.

**Storage**  
**4'2" x 9'2" (1.28 x 2.80)**

**Kitchen**  
**10'2" x 16'5" (3.10 x 5.02)**  
Double glazed window to rear aspect, underfloor heating, tiled and carpeted flooring, tiled splash back walls, integrated fridge freezer and washing machine, power points.

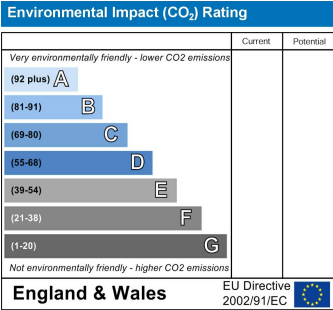
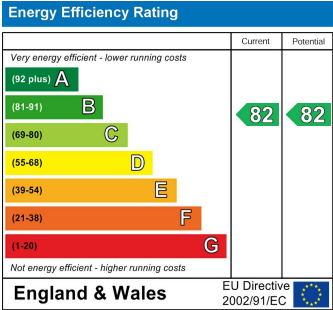
**Bathroom**  
**6'5" x 7'2" (1.98 x 2.20)**  
Spotlights, tiled walls and flooring, heated rail radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and low level flush w/c.

**Bedroom One**  
**15'11" x 9'4">5'6" (4.87 x 2.86>1.70)**  
Double glazed window to rear aspect, carpeted flooring, underfloor heating, power points.

**Bedroom Two**  
**16'2" x 9'0">4'5" (4.93 x 2.75>1.37)**  
Double glazed window to rear aspect, carpeted flooring, underfloor heating, power points.

**Bedroom Three**  
**7'10" x 11'1" (2.39 x 3.39)**

Double glazed window to front aspect, carpeted flooring, underfloor heating, power points.



TOP FLOOR FLOOR  
82.2 sq.m. (885 sq.ft.) approx.



TOTAL FLOOR AREA: 81.0 sq.m. (872 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, areas and any other items are approximate and no responsibility is taken for any error. Dimensions are not guaranteed. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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