



Thornbury Way, E17 5FU  
London





# Thornbury Way, E17 5FU

Guide Price £400,000 - £425,000

Welcome to this stunning two-bedroom flat located on Thornbury Way in Walthamstow. This immaculate property, built in 2018, offers a modern living experience in a desirable area. Spanning an impressive 764 square feet, the flat is designed to provide both comfort and style.

As you enter, you will be greeted by a bright and airy living space that seamlessly combines the kitchen and lounge, perfect for entertaining or relaxing after a long day. The flat features two well-proportioned bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience for residents. The second bathroom is equally well-appointed, catering to guests and family alike.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views. Additionally, the flat comes with a dedicated parking space, complete with an electric vehicle charging point, making it an excellent choice for eco-conscious buyers.

This new build flat is in immaculate condition, ready for you to move in and make it your own. With its modern amenities and prime location, this property is an ideal opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on quality. Don't miss the chance to view this exceptional flat and experience the lifestyle it has to offer.

Guide Price £400,000



- Private Balcony
- Allocated Parking Space With EV Charging Point
- En-Suite To Master Bedroom

- Immaculate Condition
- Two Double Bedrooms
- Ease Of Access To A406

#### Lease Details

Lease Length: 114 Years Remaining  
 Service Charge: £1688.17 P/A  
 Ground Rent: £300 P/A

#### Hallway 5'5" x 10'11" (1.65m x 3.33m )

Double radiator, laminate flooring and power points.

#### Bathroom 5'10" x 6'9" (1.78m x 2.06m )

Spotlights, tiled flooring and walls, heated towel rail radiator, extractor fan, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

#### Reception 18'9" x 12'7" (5.72m x 3.84m )

Double glazed door leading to balcony, spotlights, double radiator, laminate flooring, TV aerial point and power points.

#### Kitchen 8'1" x 7'2" (2.46m x 2.18m )

Tiled flooring and part tiled walls, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and hob, extractor with hood, sink with double drainer, integrated fridge freezer and dishwasher, power points.

#### Bedroom One 18'4" x 11'5">9'3" (5.59m x 3.48m>2.82m )

Double glazes window to rear aspect, carpeted flooring, double radiator, build in wardrobe and power points.

#### Bedroom Two 9'2" x 13'9" (2.79m x 4.19m )

Double glazes window to rear aspect, carpeted flooring, double radiator and power points.

#### En Suite 3'6" x 6'11" (1.07m x 2.11m )

Spotlights, tiled flooring and walls, heated towel rail radiator,

extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.









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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b>	<b>83</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SECOND 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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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