



www.kings-group.net

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

Fulbourne Road, London, E17 4EZ
25% Shared Ownership £133,750

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 (25% Share)
Lease length: 89 Years Remaining
Rent: £1231.95 PCM
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)
Carpeted flooring, underfloor heating and smoke alarm.

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.

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

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.

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
6'2" x 7'2" (1.88 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
16'2" x 9'4">5'6" (4.93 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
11'1" x 7'10" (3.38 x 2.39)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

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, roads 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. Any 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.
Made with Metaplan (2025) 100%

