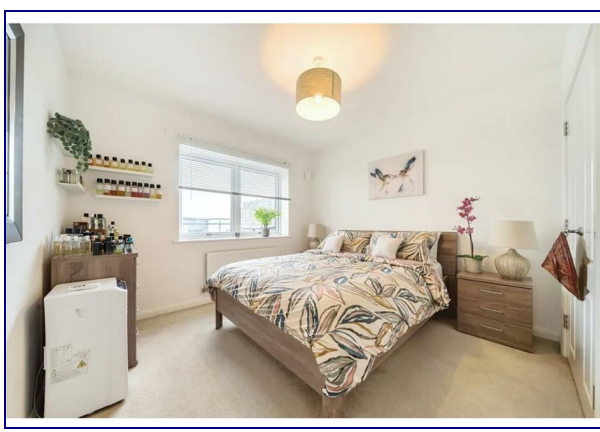

kings GROUP

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

Thornbury Way, London, E17 5FT

Offers In Excess Of £410,000

Contemporary, Elegant & Sophisticated, this exceptional two-bedroom penthouse apartment, boasting a prime location in the beautiful Banbury Park development of E17, is now available for sale with an onward chain. With 117 years remaining on the lease, this property offers you the perfect blend of modern living and timeless elegance. Built less than 10 years ago, this penthouse is a testament to contemporary design and quality craftsmanship. It is finished to an impeccable standard, ensuring a comfortable and luxurious lifestyle. The heart of this penthouse is the open-plan lounge, kitchen, and diner, which create a spacious and inviting atmosphere. The kitchen features a stylish breakfast bar and is equipped with top-of-the-line integrated appliances, making it a culinary haven for any aspiring chef. You can also enjoy the luxury of two generously sized double bedrooms, perfect for relaxation and rest. The abundant natural light creates a warm and inviting ambiance throughout. And how better else to savour your morning coffee or evening cocktails on your private front and rear terraces, offering breath-taking views of the surroundings. These spaces are perfect for entertaining, gardening, or simply unwinding. The property also provides access to expansive communal gardens, a true oasis in the heart of the city. Whether you want to take a leisurely stroll or have a picnic with friends and family, this green sanctuary is yours to enjoy. Situated in the picturesque Banbury Park development, you'll have easy access to local amenities, parks, schools, and transportation options. The E17 area is renowned for its vibrant community and excellent connectivity to central London. Don't miss the chance to make this magnificent penthouse your new home! Contact us today to arrange a viewing and experience the epitome of modern city living.

Property Showcases

Welcome to this exquisite two-bedroom fourth-floor penthouse apartment, where luxury and comfort meet in perfect harmony. As you approach the building, you'll notice the secure communal entrance, complete with a state-of-the-art video entry security system, ensuring your peace of mind. Upon your arrival on the fourth floor, either by stairs or the internal lift, you'll be greeted by your very own front terrace, enclosed by a sturdy steel fence and gate. This terrace is the ideal spot to enjoy some fresh air and take in the views of your surroundings. Stepping through the beautiful composite front door, you'll find yourself in a spacious and inviting entrance hall. This well-lit space is enhanced by the presence of two built-in storage cupboards, providing ample room to stow away your belongings. The entrance hall serves as the central hub, granting access to every corner of this remarkable property. The first room you'll encounter as you venture deeper into the apartment is the double aspect lounge/kitchen/diner. The kitchen area is a chef's dream, featuring a sleek breakfast island and top-of-the-line integrated appliances that make cooking and entertaining a delight. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this kitchen is designed to meet all your culinary needs. The open-plan layout seamlessly transitions into the spacious lounge area, perfect for relaxation and entertainment. Large double glazed doors lead from the lounge to a rear terrace, creating a seamless indoor-outdoor flow. This rear terrace is your private oasis, a serene space where you can unwind, sip your morning coffee, or host an intimate gathering with friends and family. Heading back to the entrance hall, you'll find access to the two double bedrooms. The master bedroom is a sanctuary of comfort and style, complete with built-in wardrobes to keep your clothing and accessories neatly organised. The second bedroom is equally inviting, offering ample space for guests, children, or even a home office. Completing this exceptional property is a modern three-piece bathroom suite. The bathroom is equipped with contemporary fixtures and features a wall-hung w/c with a concealed cistern, adding a touch of elegance to your daily routine. In summary, this two-bedroom penthouse apartment offers a luxurious and comfortable living experience. From the secure entrance and private terrace to the well-designed kitchen and serene bedrooms, every detail has been carefully considered to provide you with the ultimate urban retreat. Welcome home to a life of sophistication and convenience.

Location

Situated on an ultramodern and sleek development, your new property has access to an abundance of communal benefits. The Robinswood Gardens play area will keep the children occupied for hours on end and the multitude of EV charging stations allow for effortless charging for a range of electric vehicles. Once you have finished exploring your new development you can take a short four minute walk to the newly refurbished Cheney Row Park which reopened in May 2019. The park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. If you delve south from the property then you will stumble across the beautiful manicured lawns of Lloyd Park. Easily accessible just a seven minute walk from your front door to the Brettenham Road entrance, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You also have essential amenities just a stone's throw away, the Billet Road Co-op, Monoux coffee house & the Billet fish bar are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.15 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.12 miles and 1.03 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.68 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 01/01/2016
Ground Rent: £150 pa
Service Charge: £1,545 pa
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

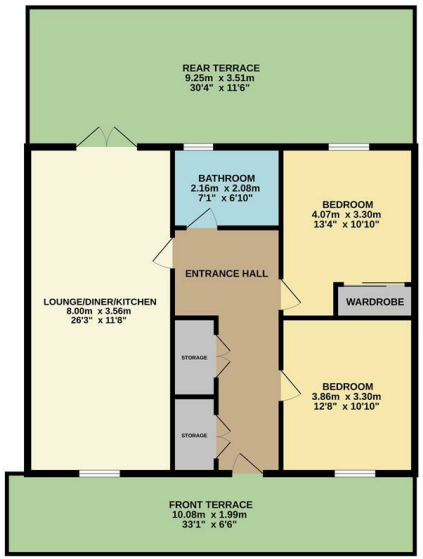
Front Terrace
33'0" x 6'6" (10.08 x 1.99)
Decked flooring and steel metal railing with gate

Entrance Hall
19'10" x 7'1" (6.07 x 2.17)
Composite door to front aspect, two built in storage cupboards, single radiator, laminate flooring, power points and telephone point.

Lounge/Diner/Kitchen
26'2" x 11'8" (8.00 x 3.56)
Double glazed window to front and rear aspect, spotlights, double radiator, laminate flooring, phone and TV aerial point, power points, double glazed door leading to balcony, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and electric hob, chimney style extractor with hood, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, power points and breakfast island.

Bedroom One
13'4" x 10'9" (4.07 x 3.30)
Double glazed window to rear aspect, single radiator, carpeted flooring, built in wardrobes, TV aerial point, telephone point and power points.

FOURTH FLOOR
74.0 sq.m. (797 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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