www.kings-group.net

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Walthamstow E17 3AX
Tel: 020 8521 1122

Thornbury Way, London, E17 5FR

Offers In Excess Of £425,000

Stunning, Exquisite & Enchanting, this fabulous two bedroom second floor apartment comes with a ultra-modern feel that will be sure to envisage the perfect contemporary lifestyle. Boasting allocated parking via a secured underground car park as well as offering a private balcony and enclosed communal gardens, makes this amazing state-of-the-art home ticks all the boxes you have surely been looking for. Providing a plethora of built in storage space as well as literally only being five years old, contributes to the modern way of life that will be sure to meet all your needs and requirements. Benefitting from two bathrooms, two well-sized double bedrooms as well as an additional study room, this fantastic property is ideal for first time buyers, couples and investors alike.

Property Showcases

Glorious communal gardens intertwine and lead to a common entrance that boasts a modern video entry system for added security. As you make your way through the communal entrance you are presented with both a staircase and lift that will take you to your own front door located on the second floor of the building. As you enter your new home you are greeted with a spacious and bright entrance hall that benefits from a substantial utility cupboard where you can store a multitude of household items to prevent cluttering up your gorgeous living space, The generously sized open plan lounge/kitchen/diner is located just off of the entrance hall and is flooded with light from a sizeable double glazed door and window that leads to your private east facing balcony. The fully integrated kitchen is laid out on the opposite side to the balcony and here you can enjoy all the modern day appliances needed to create that signature home dish. Two well-sized double bedrooms are also accessed from the entrance hall and the main is appointed with floor to ceiling built in wardrobes as well as coming with a fully tiled en-suite shower room. A large and spacious family bathroom is the last room accessible from the entrance hall and here you will discover a wall hung low level flush w/c as well as a heated towel rail and a generously sized bath tub that is the ideal place to relax and unwind after a hard day's work. An additional study room can also be accessed via the entrance hall and benefits from a double glazed window, single radiator and a multitude of power points.

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 gorgeous picturesque scenery. 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 0.18 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.08 miles and 1.21 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 0.36 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 10/10/2017
Ground Rent: £300 pa
Service Charge: £1,545 pa
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

Entrance Hall
4'9" x 9'3" + 14'7" x 3'11" (1.46 x 2.83 + 4.46 x 1.21)
Double glazed window and door to front aspect, storage cupboard, single radiator, wooden flooring and power points.

Lounge/Diner
18'11" x 14'1" (5.79 x 4.31)
Double glazed window to rear aspect, spotlights, double radiator, wooden flooring, power points, TV aerial and phone point and double glazed French doors leading to balcony.

Balcony
13'3" x 5'10" (4.06 x 1.78)
Light, glass balustrade and decking.

Kitchen
Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with flat top work surfaces, electric oven and induction hob, chimney style extractor with hood, sink with drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher and power points.

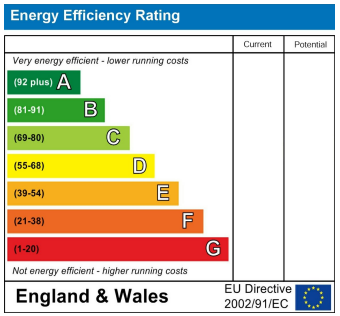
Bedroom One
11'3" x 16'1" (3.43 x 4.91)
Double glazed window to rear aspect, double radiator, built in wardrobes, power points, TV aerial and phone point.

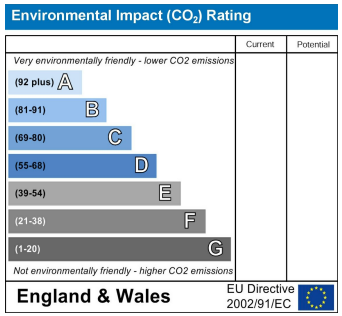
En Suite
6'9" x 4'6" (2.07 x 1.39)
Spotlights, Tiled walls and flooring, extractor fan, shower cubicle with thermostatically controlled, hand wash basin with mixer tap, wall hung low level flush w/c with concealed cistern.

Bedroom Two
16'1" x 8'4" (4.91 x 2.55)
Double glazed window to rear aspect, single radiator, carpeted flooring, power points, TV aerial and phone point.

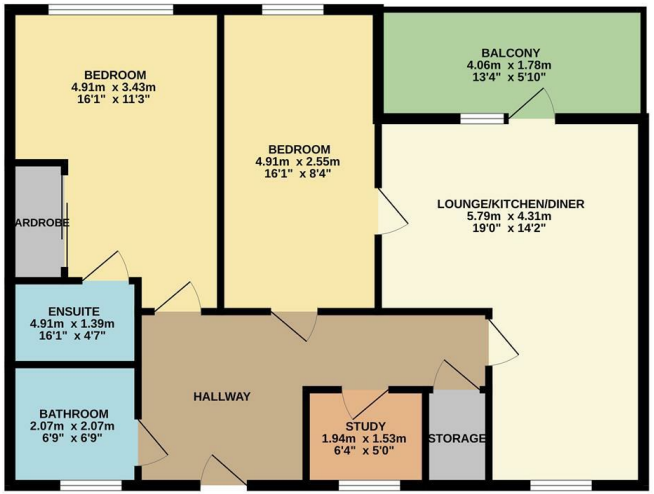
Study
6'4" x 5'0" (1.94 x 1.53)
Double glazed window to front aspect, single radiator, carpeted flooring and power points.

Bathroom
6'9" x 6'9" (2.07 x 2.07)
Double glazed opaque window to front aspect, spotlights, tiled floor and walls, heated towel rail radiator, extractor fan, panel enclosed bath with mixer tap & shower attachments, hand wash basin with mixer tap and pedestal, wall hung low level flush w/c with concealed cistern and shaver point.





SECOND FLOOR
82.0 sq.m. (883 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (883 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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The Property Ombudsman