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Thornbury Way, London, E17 5FT
Offers In Excess Of £160,000

Elegant, Exquisite & Impressive, this stunning two-bedroom penthouse purpose-built shared ownership property offers luxurious living in the heart of London. Boasting a remarkable 117-year lease, this chain-free residence has recently undergone a refreshing makeover with fresh paint throughout, exuding a modern and inviting ambiance. The breath-taking panoramic views of central London that stretch as far as the eye can see, capturing iconic landmarks and cityscapes that will leave you in awe and wonderment. The property's focal point is a gorgeous private terrace that houses a magnificent hot tub, here you can unwind and soak up the mesmerizing cityscape while indulging in the ultimate luxurious experience. Imagine enjoying the twinkling lights of the city skyline under the night sky, creating unforgettable memories with friends and loved ones. This two-bedroom penthouse offers a rare opportunity to embrace an opulent lifestyle in one of the most desirable locations in London. With its long lease, modern finishes, breath-taking views, and the added luxury of a hot tub, this property is a true gem that promises an unparalleled living experience.

Property Showcases

Step inside this stunning property and be greeted by a spacious and light-filled living space. The spacious and thoughtfully designed living area is perfect for both relaxation and entertainment, providing a seamless flow between the indoor and outdoor spaces. The penthouse comprises two generously sized bedrooms, each offering a peaceful retreat from the bustling city below. The master bedroom boasts an en-suite bathroom, ensuring privacy and convenience. Both bedrooms feature large windows, allowing natural light to flood in and accentuate the exquisite views. Designed to perfection, the property's interior blends contemporary elegance with practicality. The open-plan kitchen is equipped with high-end appliances and stylish fittings, making it a delight for cooking enthusiasts. The living and dining areas provide ample space for relaxation and socializing, with large windows enhancing the sense of openness and connectivity with the outside world. The private front and rear terraces, offer a tranquil outdoor space to enjoy the fresh air and alfresco dining. Whether it's a morning coffee or an evening drink with friends, these terraces provide a peaceful retreat from the bustling city. Manston Court also offers access to communal gardens, allowing residents to immerse themselves in nature and enjoy outdoor activities. The well-maintained gardens provide a serene environment for relaxation or socializing with neighbours.

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: Shared Ownership
 Lease Length: 99 years from 1/12/2015
 Ground Rent: Included in rent
 Service Charge: Included in rent
 Rent: £859.37 pcm
 Council Tax Band: C
 Annual Council Tax Estimate: £1,724 pa

Front Terrace

26'10" x 4'7" (8.20 x 1.41)
 Wooden flooring, steel metal railing with gate

Entrance Hall

6'3" x 18'3" (1.92 x 5.58)
 Two storage storage cupboards, double glazed door to front aspect, single radiator, Engineering oak flooring, power points and telephone point.

Lounge/Diner

25'9" x 11'11" (7.87 x 3.65)
 double glazed window to side & rear aspect, spotlights, engineering oak flooring, power points, phone and TV aerial point and double glazed patio door leading to balcony.

Kitchen

Double glazed window to front and side aspect, Engineering oak flooring, walls with tiled splash back, 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 and power points.

Balcony

31'11" x 23'9" (9.75 x 7.26)
 Wooden flooring, glass balustrade and panoramic views of Central London

Bedroom One

13'3" x 10'9" (4.05 x 3.28)
 Double glazed window to front aspect, single radiator, carpeted flooring, built in wardrobe, power points, TV aerial and phone point.

Bedroom Two

12'7" x 10'9" (3.84 x 3.28)
 Double glazed window to rear aspect, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bathroom

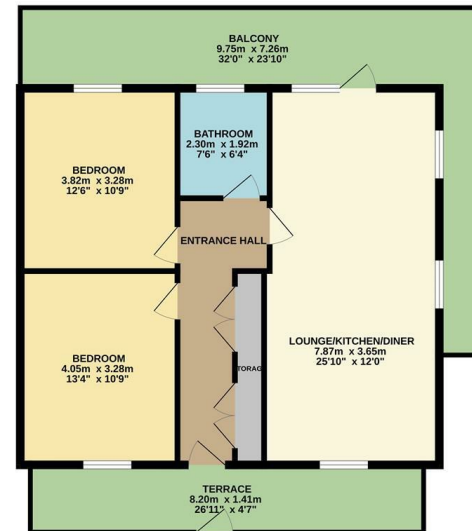
6'3" x 7'6" (1.92 x 2.30)

Double glazed opaque window to rear aspect, spotlights, part tiled walls, heated towel rail radiator, tiled flooring, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap, wall hung low level flush w/c with concealed cistern.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA: 74.0 sq.m. (797 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken for any errors or omissions on this statement. The plan is for illustrative purposes only and should be used only for the prospective purchaser. The services, systems and appliances shown here may not have been used and no guarantee is given regarding their condition or operation. Measurements are to the internal face of walls and doors.

