



St Thrace 12 Thrace Road, Walthamstow, London E17 4RT

2 Bedroom, 1 Reception, 1 Bathroom, House - £2,000,000 Freehold





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A stunning newly refurbished three bedroom two bathroom flat on the 4th floor in the ever popular City Reach development. The property comprises a spacious and modern reception room, a contemporary fully fitted and integrated kitchen, three good sized double bedrooms with wardrobes and two attractive bathroom suites (one en-suite). The apartment is tastefully decorated throughout with neutral décor, wood floors and floor to ceiling windows in living

Key Features:

Swimming Pool	Bathroom
Lounge	Enclosed Rear Garden
Kitchen/Dining Room	Double Garage
2 Bedrooms	Close to Tube

Local Area:

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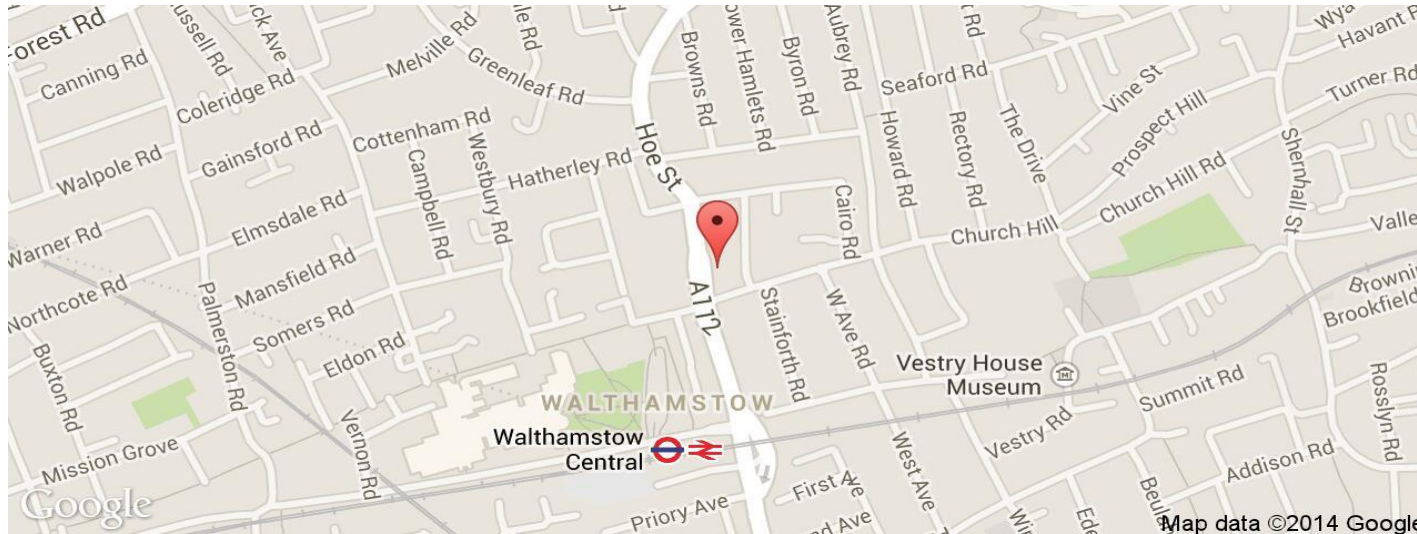
Call the **Oscar Knight Office** on **020 8859 1700** to arrange your viewing today.

Nearest Stations:

London Station (0.5m)
XXXXXXX Road (X.X miles)
XXXXXXX Road (X.X miles)

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Contact Oscar Knight

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Reference DEMD3_000139

Opening Hours

9am to 8pm
Monday to Friday

10am to 2pm
Saturday and Bank Holidays

Closed
Sundays

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A	100	47	(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
			(39-54) E
			(21-38) F
			(1-20) G
			57
			32
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.