



GROUND FLOOR
APPROX. FLOOR
AREA 111.6 SQ.M.
(1201 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 70.3 SQ.M.
(757 SQ.FT.)

TOTAL APPROX. FLOOR AREA 181.9 SQ.M. (1958 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2008



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	47
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			57
(21-38) F		32	
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Thrace Road | Walthamstow | E17

£2,000,000

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

£2,000,000 Freehold



Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt.

Kenton



Thrace Road, Walthamstow, E17



First Floor

50'0" x 50'0" (15.24m x 15.24m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Living Room

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Bedroom

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Patio

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Second Floor

20'0" x 20'0" (6.10m x 6.10m)

Kitchen

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Kitchen

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Living Room

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.

Garden

20'0" x 20'0" (6.10m x 6.10m)

Lorem ipsum dolor sit amet, consectetur adipiscing elit. Morbi nisl nibh, convallis a bibendum vel, convallis id libero. Ut malesuada varius pharetra.