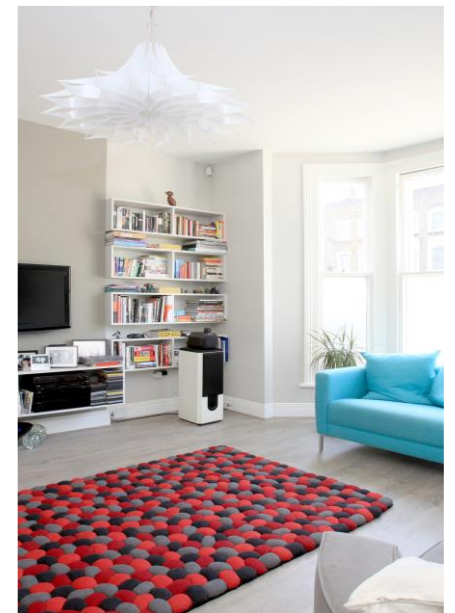




St Thrace 4 Thrace Road, Walthamstow, London E17 4RT

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



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

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



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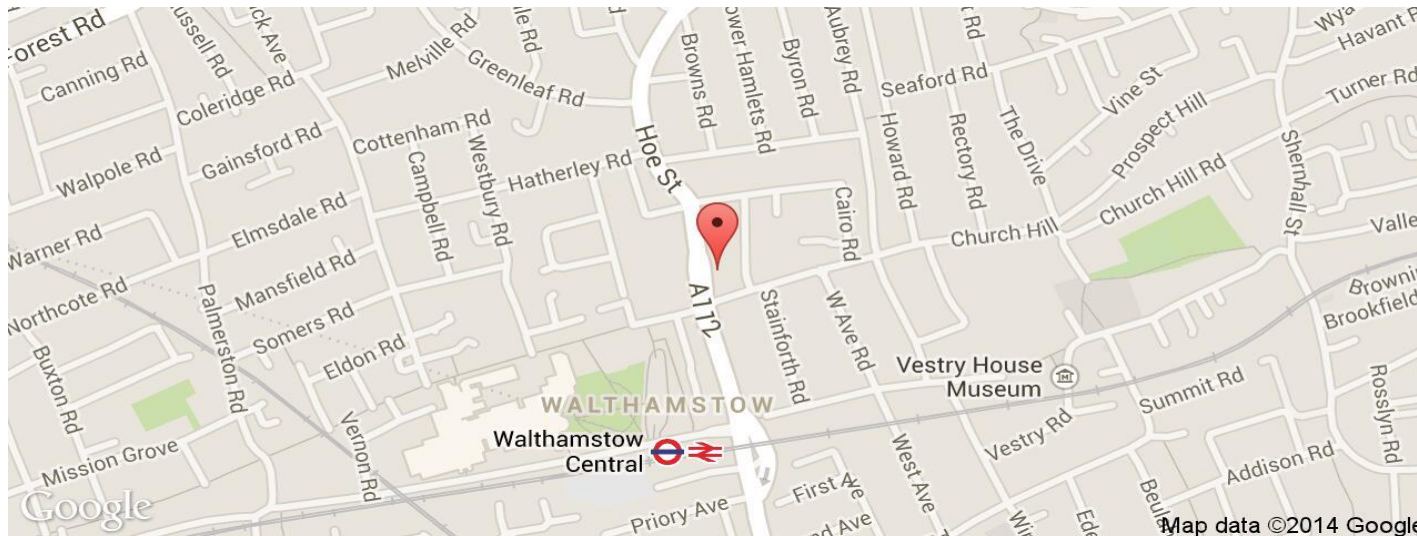
Call the **Oscar Knight Office** on **020 8859 1700** to arrange your viewing today.

**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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St Ives  
Huntingdon PE27 5BH

**T** 020 8859 1700

**F** 0870 762 5045

**E** [property@oscar knight.co.uk](mailto:property@oscar knight.co.uk)

**Reference** DEMD3\_000128

### Opening Hours

**9am to 8pm**  
Monday to Friday

**10am to 2pm**  
Saturday and Bank Holidays

**Closed**  
Sundays

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