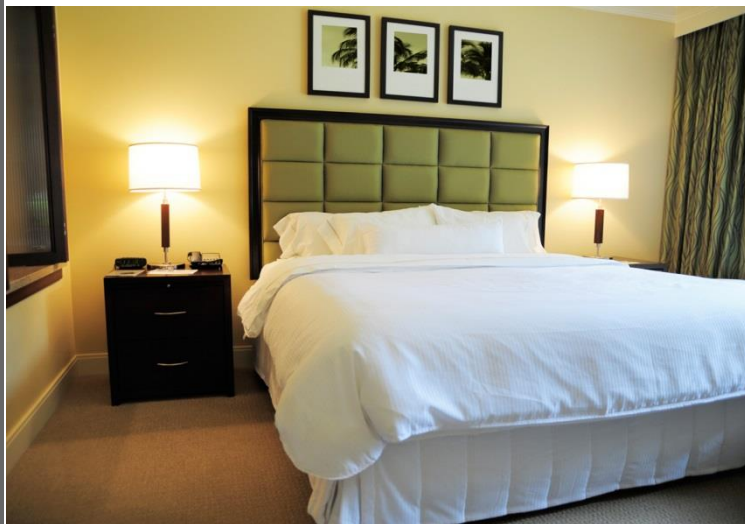




Thrace Road, London

£2,000,000

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



4 Thrace Road, Walthamstow, London, E17 4RT

FIRST FLOOR

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

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LIVING ROOM

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

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BEDROOM

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

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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

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)

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.



SEE FLOOR PLANS FOR DIMENSIONS AND ROOM SIZES. TOTAL FLOOR AREA: 152.24 SQ M (1661 SQ FT). THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. MAKE SURE YOU CHECK THE PLAN WITH THE SURVEYOR.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	47
(92-100) A		
(81-91) B		
(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	57	32
(92-100) 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

Driving directions to London SE7 7BP, UK 2D London SE9 6AR UK 1. Head northwest toward A2 0.2 mi 2. Merge onto A2 0.4 mi 3. Slight right to stay on A2 0.7 mi 4. Slight left onto the A2 ramp to C. London/Peckham 0.2 mi 5. At the roundabout, take the 3rd exit onto Shooters Hill Rd/A207 0.5 mi 6. Turn left onto Indus Rd 0.2 mi and you have reached your destination.

020 8859 1700

enquiries@estatesit.com

Date of Appointment: