



CHURCHILL
estates

Hawker Place,
Walthamstow

Offers In Excess Of
£280,000

Tenure : Leasehold

Floor Area : 407.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

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



Welcome to this charming ground floor flat located on Hawker Place in the vibrant area of Walthamstow, London. This delightful property features one spacious reception room, one comfortable bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking a cosy home.

One of the standout features of this flat is its chain-free status, allowing for a smooth and hassle-free purchase. The property also comes with the added benefit of allocated parking, a rare find in this bustling part of London. The long lease provides peace of mind for future living or investment.

Step outside to discover your own private patio area, perfect for enjoying a morning coffee or unwinding after a long day. The flat is conveniently situated only 10 min walk to Wood Street Overground and one stop to Walthamstow Central, ensuring that commuting and exploring the city is a breeze. Additionally, a gentle stroll will take you to the picturesque Walthamstow Village, known for its charming streets, delightful eateries, and a strong sense of community. The development also offers the benefit of allowing you to forget your gym membership as the onsite gym makes it easier & more convenient.

This flat presents an excellent opportunity for those looking to embrace the lively lifestyle that Walthamstow has to offer, all while enjoying the comforts of a well-maintained home.

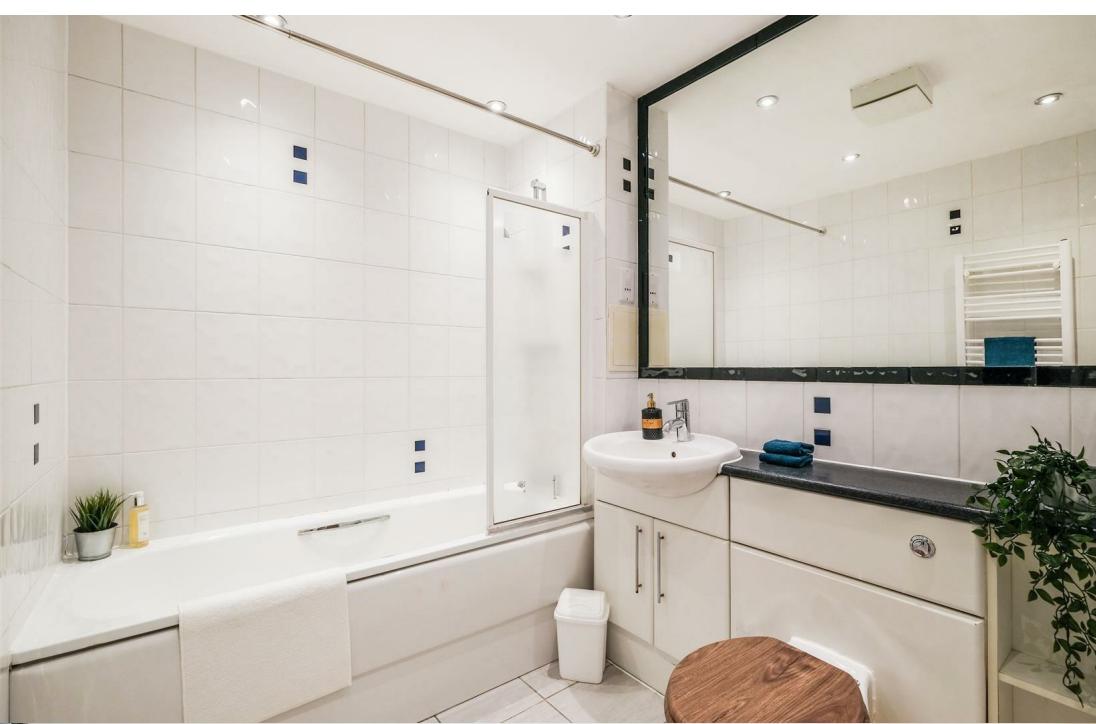
Don't miss your chance to make this lovely property your own.





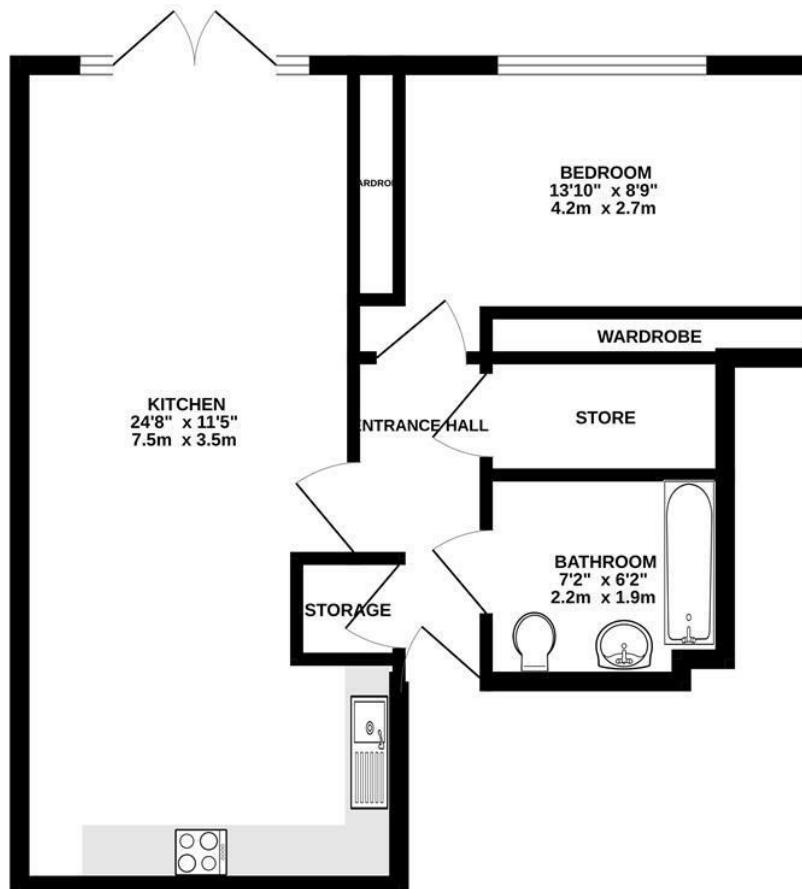


- Chain free
- patio area
- short walk to stations and Epping Forest
- communal gardens
- Long Lease
- well proportioned ground floor flat
- gym with Concierge
- Wood street Location





GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq ft (45.0 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan detailed 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.

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To view call **0208 503 6060**

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