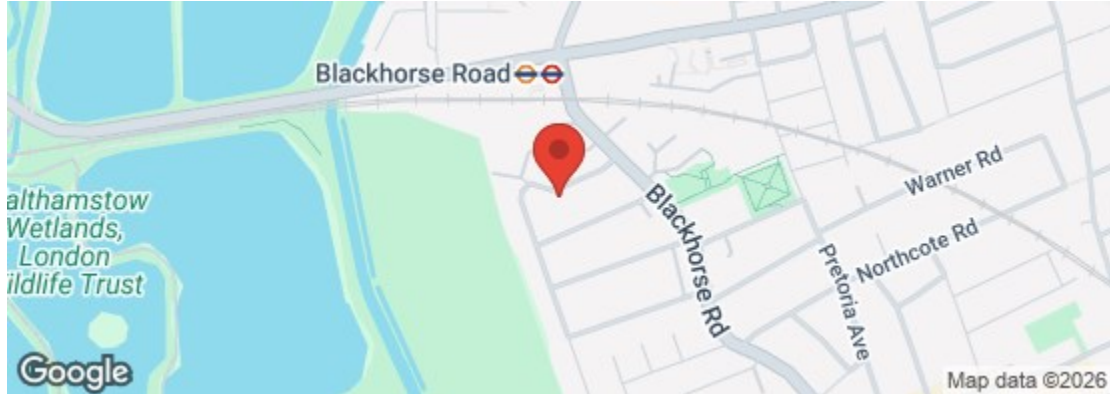




TOTAL FLOOR AREA - 505 sq ft (47.0 sq m) approx.  
While every effort has been made to ensure the accuracy of the floor area, the measurement of the floor area is approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The actual floor area and layout may vary from the information given. Made with Floorplan Studio

Council: Waltham Forest | Council Tax Band: B | Floor Area: 505.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

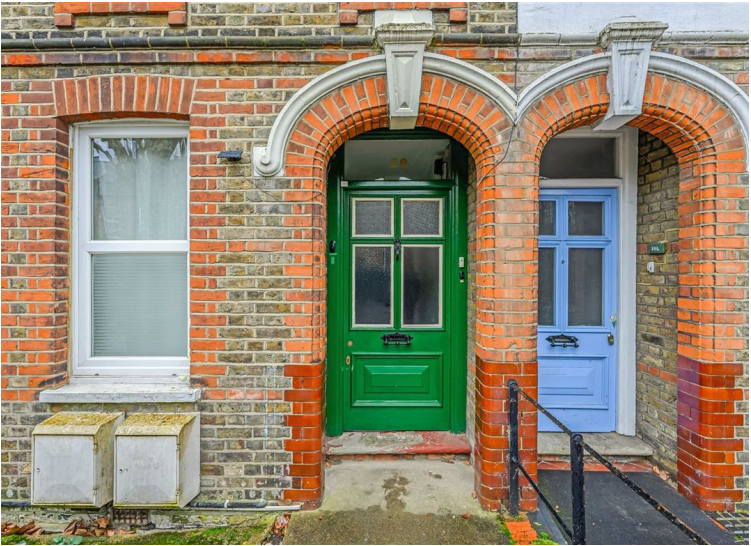
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Hawarden Road, Walthamstow, E17 6NS  
£1,700 Per Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**





Nestled on the charming Hawarden Road in Walthamstow, this delightful one-bedroom flat is now available for immediate occupancy. Situated on the first floor of a recently refurbished conversion, this property offers a perfect blend of modern comfort and classic appeal.

As you enter, you are welcomed into a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed bedroom offers a peaceful retreat, while the contemporary bathroom ensures convenience and style. The flat benefits from double glazing, which not only enhances energy efficiency but also contributes to a tranquil living environment.

One of the standout features of this property is the shared garden, a lovely space for enjoying the outdoors, perfect for unwinding after a busy day. Additionally, the flat is located in close proximity to the stunning Walthamstow Wetlands, providing ample opportunities for leisurely walks and nature exploration.

For those who commute, Blackhorse Station is conveniently nearby, offering excellent transport links to central London and beyond. The property also boasts gas central heating, ensuring warmth and comfort throughout the year.

This Warner flat is an excellent choice for individuals or couples seeking a stylish and convenient home in a vibrant area. With its modern amenities and prime location, this property is sure to attract interest. Do not miss the opportunity to make this charming flat your new home.

