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Hawker Place, London E17 4GD | Offers In Excess Of £325,000
Call us today on 0207 474 2345



- Two Bedrooms
- Open Plan Kitchen/ Living Room
- Ensuite to Bedroom One
- Good Transport Links
- Quiet Residential Area
- Perfect for first-time buyers
- Viewing highly recommended
- Close to local amenities
- Allocated Parking Space
- GYM Facilities Available to Residents

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GUIDE PRICE £325,000 - £350,000. Located in the vibrant area of Hawker Place, London, this charming two-bedroom flat offers a delightful blend of modern living and comfort. The property benefits from its own allocated parking space and a GYM that is only accessible to residents.

As you step inside, you will be greeted by a warm and inviting open plan kitchen dinning area, perfect for both relaxation and entertaining. The well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal home for small families, couples, or individuals seeking a peaceful retreat in the heart of the city.

The open-plan layout enhances the sense of space, allowing natural light to flood through the property, creating a bright and airy environment. The kitchen is equipped with modern appliances, making it a joy to prepare meals and entertain guests.

Hawker Place is well-connected, offering easy access to local amenities, parks, and public transport links, ensuring that you are never far from the hustle and bustle of London life.



Living/Kitchen/Dining Room

24'10" x 11'5"

This spacious open-plan living, kitchen and dining room is bright and inviting, featuring a large window and door that open onto a balcony, flooding the space with natural light. The kitchen area is fitted with modern units in a two-tone finish, integrated appliances including an oven, hob and microwave, alongside space for a washing machine and a freestanding fridge-freezer, all set against a practical wood-effect floor. The seating area is comfortably carpeted, creating a warm and welcoming spot to relax or entertain.

Bedroom 1

13'4" x 8'9"

A well-proportioned bedroom with a neutral decor and soft carpeting, benefitting from natural light through a dual-pane window. The room offers ample space for furniture and personalisation, making it a restful retreat.

Ensuite

7'2" x 5'1"

The ensuite shower room is neatly finished with a fully enclosed shower cubicle, white sanitary ware, and tiled splashbacks with a striking blue border. The space is well-lit and designed for functionality with built-in storage beneath the basin and a wall-mounted mirror.

Bedroom 2

10'7" x 8'11"

This bedroom is bright and cosy, featuring a carpeted floor and a window that allows natural light to enhance the peaceful atmosphere. The simple, neutral walls provide a blank canvas for personal touches.

Bathroom

7'4" x 6'3"

The family bathroom is fitted with a bath and an overhead shower, complemented by white sanitary ware and crisp tiling accented by blue highlights. The room includes a heated towel rail and practical storage beneath the sink, creating a clean and fresh environment for daily use.

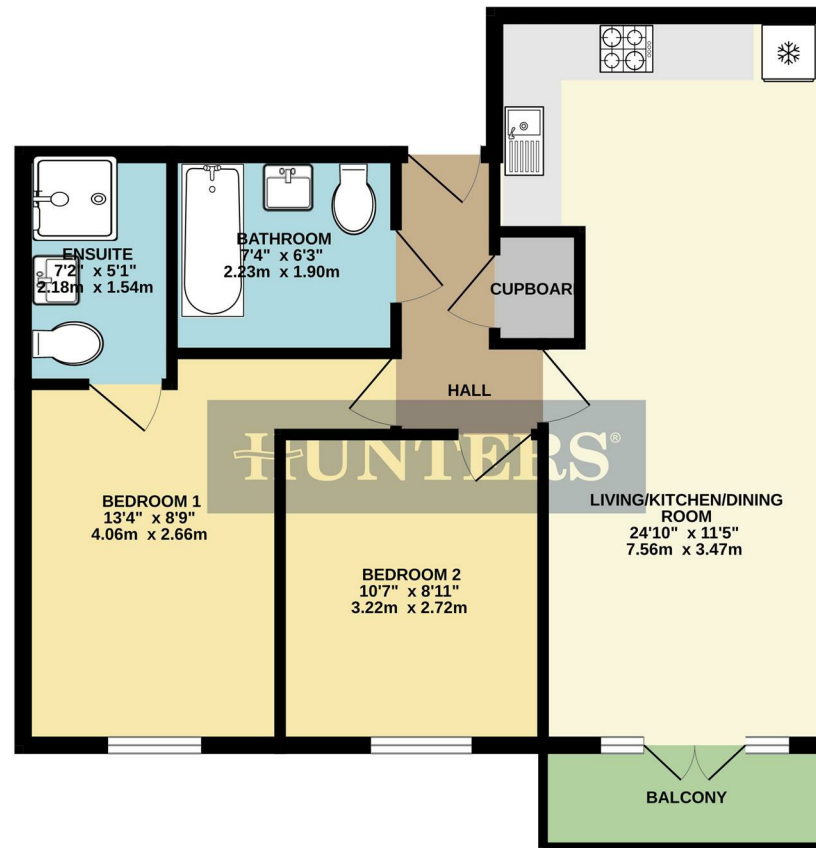
Balcony

Overlooking communal gardens

Communal Gardens

The peaceful communal garden offers a well-maintained green space with neatly mown lawns, mature trees and benches, providing a pleasant outdoor area for relaxation and socialising within the development.

SECOND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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