



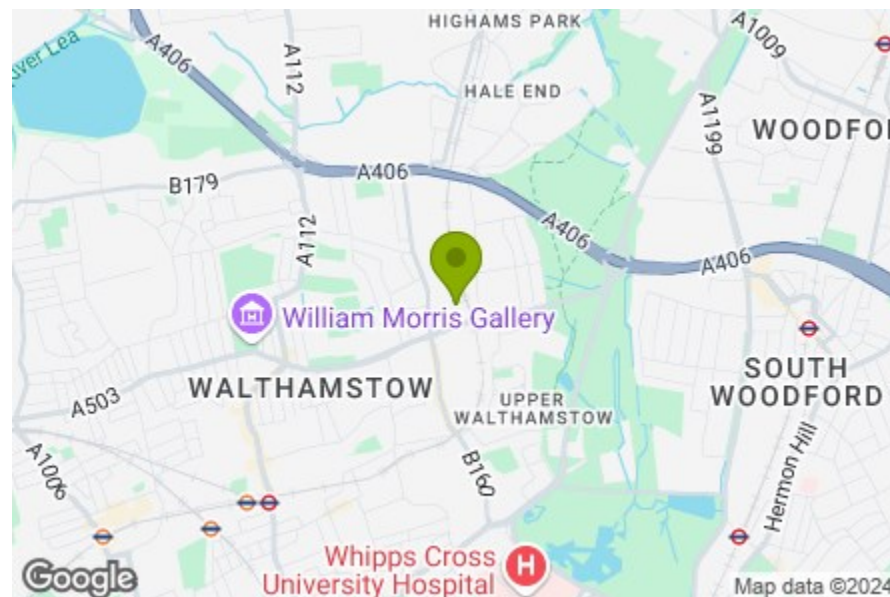
Kitchen/Lounge/Diner
14'1" x 11'3"

Bedroom
8'2" x 8'2"

Bathroom
8'2" x 4'11"

Total Area: 33.4 m² ... 359 ft²

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	78
(69-80) C	78
(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



3 HAWKER PLACE, WALTHAMSTOW Offers In Excess Of £210,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Cash Buyers Only
- Wood Street Location
- Well Presented
- Modern Development
- Off Street Parking Space
- Access to Free Gym on Complex
- Chain Free

Open To Cash Buyers Only

Situated on the ground floor of a modern development, this stylish one-bedroom flat has immaculate decor throughout, as well as an off-street parking space, free access to a well equipped gym and communal outside space.

As for the location, you've got the excellent amenities of Walthamstow in one direction, the peace and quiet of Epping Forest in another, and the convenience of Wood Street station in the other. The fact that it's being offered chain-free is an added bonus.

REQUEST A VIEWING
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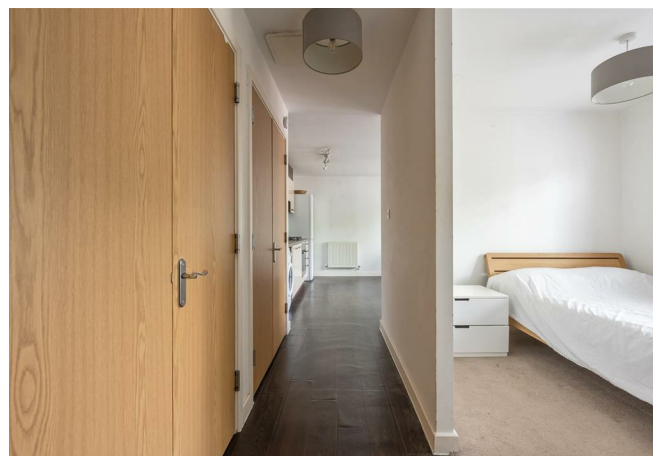
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IF YOU LIVED HERE...

Once you've experienced having your own concierge, gym and off-street, you'll never look back, but there are many others ways that this impressive apartment block will complement a busy, modern lifestyle...

Your open plan kitchen/living area is bright and spacious, with glossy hard flooring and a kitchen-area complete with smart integrated appliances and sleek worktops. The generous windows ensure the room is bursting with light, meaning you can appreciate the spotless decor. The bedroom is just as plush as the rest of the apartment, with soft carpeting underfoot, while the bathroom is immaculate, with contemporary fittings and large walk-in shower.

Beyond your development, you can be at the cusp of Epping Forest within about ten minutes walking, while Fellowship Square - home to the recently developed fountains - can be found a similar distance in the opposite direction, and Walthamstow's much-loved Lloyd Park a few minutes further.

Brilliant coffee shop, Ruttle & Row, is five minutes away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique

Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub - 15 mins from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just four minutes from your door.

WHAT ELSE?

- You're only a ten minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a 13 minute stroll away, and their sponsors Exale provide the beer.

- Not only do you have a private off street parking space, you can be on the North Circular in less than five minutes.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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