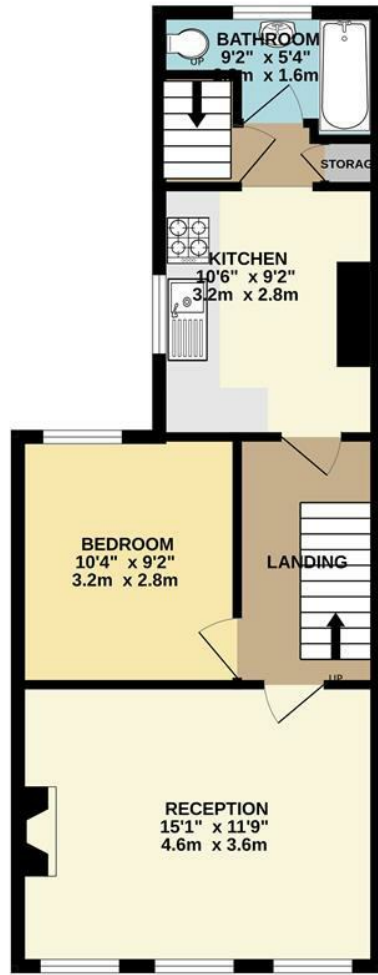


FIRST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516sq.ft. (47.9 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.  
Made with Metropix ©2024

Council: Waltham Forest | Council Tax Band: B | Floor Area: 516.00 sq ft



**CHURCHILL**  
estates

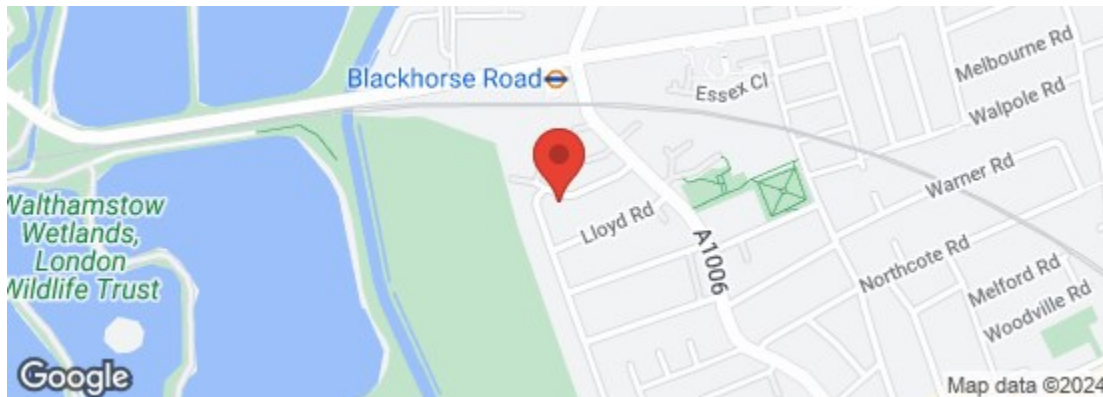
Hawarden Road, Walthamstow, E17 6NS  
£1,650 Per Month

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



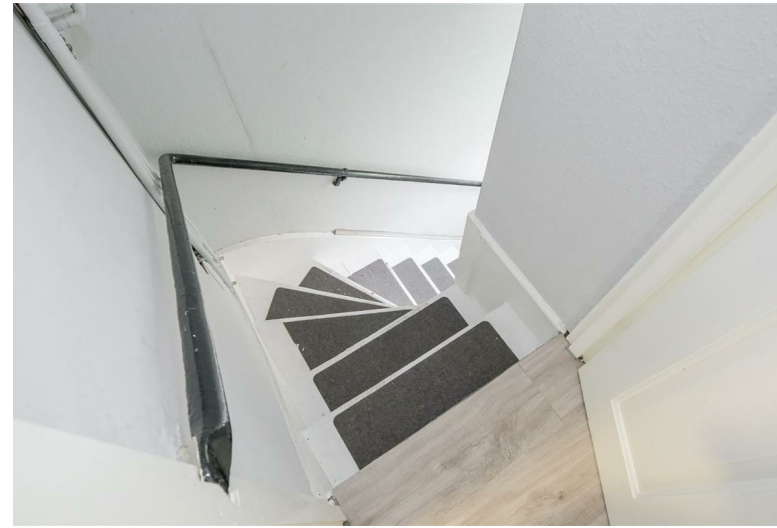
Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**

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>		60	74
	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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Welcome to this charming first-floor flat located on Hawarden Road in London. This delightful property boasts a spacious reception room, perfect for relaxing.

With one bedroom and one bathroom, this flat is ideal for a single professional or a couple looking for a comfortable living space.

Situated in a prime location, this property offers easy access to both Blackhorse Road and St James Street Stations, making for easy commuting.

The property has double glazing and gas central heating.

One of the highlights of this flat is the shared rear garden, providing a lovely outdoor space to enjoy some fresh air.

Additionally, being a First Floor Warner Flat, you can expect character and charm in abundance.

Don't miss the opportunity to be close to the beautiful Walthamstow Wetlands, perfect for leisurely walks and enjoying nature right at your doorstep.

This unfurnished flat is available now, offering you the flexibility to make it your own.

If you are looking for a well-connected property in London, this first-floor flat on Hawarden Road is definitely worth considering.

Book a viewing today and envision the potential this lovely flat holds for you.

