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3 Hawker Place, Walthamstow

Offers In Excess Of £395,000

Tenure : Leasehold
Floor Area : 697.00 sq ft
Local Authority : Waltham Forest
Council Tax Band : C
Bedrooms : 2
Receptions : 1
Bathrooms : 2

					Current	Potentia
Very energy efficient	- lower runr	ning cos	ts			
(92 plus) 🗛						
(81-91) B					83	83
(69-80)	C					
(55-68)	D					
(39-54)		Ξ				
(21-38)			F			
(1-20)			(G		
Not energy efficient -	higher runn	ing cost	s			



Located within the highly sought-after Cannock Court development ,this well appointed 2-bedroom, 2-bathroom apartment presents a harmonious blend of modern living and convenience. Perfectly suited to professionals, couples, or small families, the residence offers an exceptional lifestyle in one of East London's most vibrant and well-connected locales.

The apartment boasts two generously proportioned double bedrooms, with the master suite benefiting from a private ensuite bathroom, ensuring both comfort and privacy. The openplan living space is bathed in natural light, creating a welcoming and airy atmosphere ideal for both relaxing and entertaining. The kitchen is outfitted with contemporary appliances, while the spacious living area provides an ideal setting for both quiet reflection and social gatherings. A stylish family bathroom completes the thoughtful and functional layout, making this apartment perfect for modern living.

Residents of Cannock Court are further spoiled with a range of exclusive amenities. The development features a residents-only gym, offering convenient access to fitness facilities without having to leave the comfort of the building. For those with vehicles, the property also benefits from secure parking, adding a level of convenience and peace of mind.

Cannock Court occupies a prime position within Walthamstow, offering the perfect balance between urban convenience and tranquil green spaces. The property is within easy reach of a range of local amenities, including shops, cafes, and supermarkets, ensuring all daily necessities are close at hand. The area is renowned for its sense of community, with nearby parks and recreational areas offering a peaceful retreat from the demands of city life. From a transportation perspective, residents enjoy superb connectivity to central London. Wood Street Station, a mere stroll away, offers direct Overground services to Liverpool Street, making it an ideal choice for commuters. Furthermore, Walthamstow Central Station is just a short bus ride or drive away, providing access to the Victoria Line and other key transport links, ensuring effortless travel

across the capital. TENURE: Leasehold LEASE: 136 Years Remaining GROUND RENT: £240 PA SERVICE CHAREG: £2,198 PA EPC RATING: TBC LOCAL AUTHORITY: Waltham Forest COUNCIL TAX BAND: C







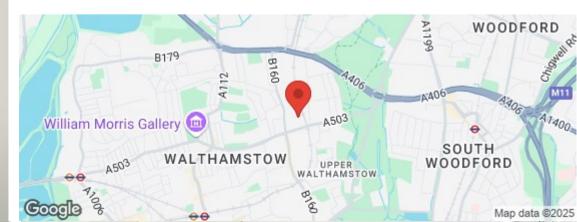






- Chain-Free
- Residents Only Gym
- Close Proximity to Local Amenities
- Family Bathroom
- Communal Gardens

- Balcony
- Open Plan Living Space
- Two Double Bedrooms
- Wood Street Station
- Residents Only Parking





FIRST FLOOR 697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL estates