

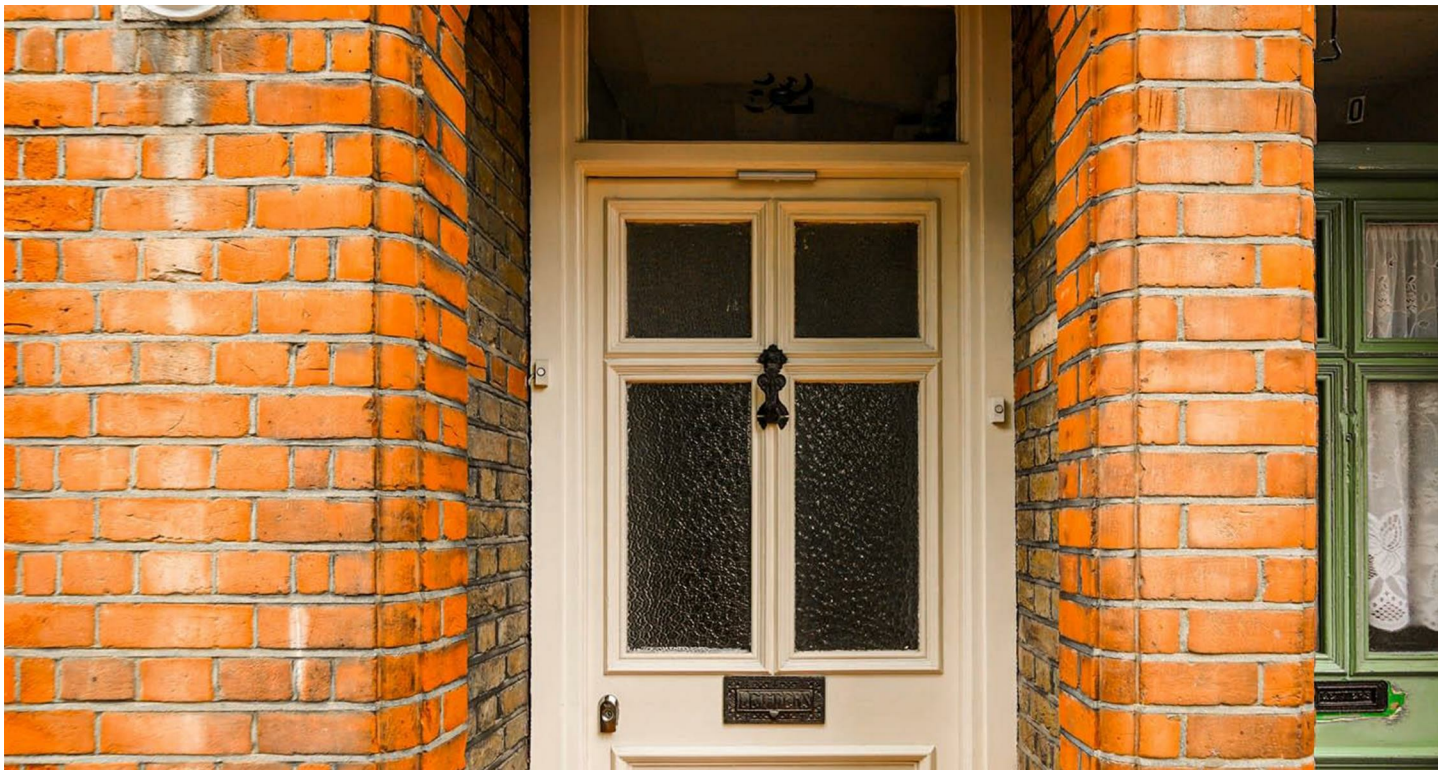


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FIRST  
FLOOR  
FLAT

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Hawarden Road,  
Walthamstow

Guide Price £350,000

Tenure : Leasehold

Floor Area : 558.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	68	
(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







Guide price £350,000-£375,000. Conveniently situated on Hawarden Road is this delightful first-floor Warner built Flat, which is a perfect blend of comfort and convenience, still retaining its original brick facade and sash windows, the property retains much of its original kerb appeal.

The flat features a spacious reception room, providing a lovely space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. Having been the subject of recent redecoration, the property offers an excellent base to create your new home

Walthamstow is known for its rich cultural heritage and lively community, offering a variety of local shops, cafes, and parks. Residents can enjoy the benefits of excellent transport links, making it easy to explore the wider London area, in addition the property is ideally situated for strolls in Walthamstow Wetlands and meeting with friends & Family at the local micro breweries.

This flat presents a wonderful opportunity for those looking to embrace the charm of Walthamstow while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.









- Chain Free
- Ex-Warner
- Access to Garden
- Close Blackhorse Road Station
- First Floor
- Long Lease
- Gas Central Heating
- Stroll Wetlands

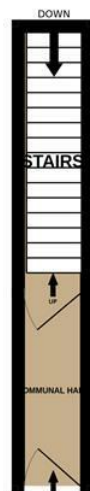








GROUND FLOOR  
62 sq.m. (519 sq.ft.) approx.



1ST FLOOR  
496 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 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.  
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