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**Hawker Place, London, E17 4GD**  
**Offers In Excess Of £352,000**



Kings Group are delighted to welcome you to this charming property located in the heart of Hawker Place, Walthamstow. This delightful flat boasts a spacious open-planned living space, perfect for entertaining guests or simply relaxing after a long day. With one reception room, two cosy bedrooms, and a modern bathroom, this property offers a comfortable and inviting atmosphere.

One of the highlights of this flat is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. Additionally, the communal gardens provide a tranquil escape from the hustle and bustle of city life, allowing you to connect with nature right at your doorstep.

Being chain-free, this property offers a hassle-free buying experience, making it an ideal choice for first-time buyers, investors, or anyone looking for a new place to call home. Don't miss out on the opportunity to own this lovely flat in a prime location. Contact us today to arrange a viewing and start envisioning your life in this wonderful property.

#### Location

Hawker Place, your new residence boasts an array of advantageous locational features. Ideally positioned, it provides convenient access to both Hollow Ponds and Snaresbrook underground stations within walking distance. Hollow Ponds, situated in the scenic Epping Forest, invites you to explore its beauty by renting a boat and discovering the enchanting wildlife, surrounding shores, and the ancient woodland of Epping Forest. Upon completing your exploration of Epping Forest, a brief three-minute stroll takes you to Wood Street shopping parade. Here, a diverse array of independent businesses awaits, catering to all your desires and needs. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages (with its origins dating back to 1086). Walthamstow Village offers a countryside ambience in the heart of London, featuring local produce shops and historic buildings concentrated around Orford Road. Take a leisurely afternoon walk to explore the village, indulging in delightful treats and tipples. Walthamstow Village is a culinary haven, offering everything from delectable delis to tantalising tapas and breweries serving beer at the source. Abundant transportation options are at your disposal, with five bus stops within walking distance from your doorstep, providing connectivity to various destinations. Walthamstow Central and Snaresbrook stations, located just over one mile away respectively, offer both underground and over ground transport choices. Furthermore, the property is surrounded by a wealth of nursery, primary, and secondary schools, all within a catchment area, boasting good to outstanding Ofsted ratings.

#### Tenure & Council Tax

Tenure: Leasehold  
 Lease length: 136 Years Remaining  
 Service Charge: £2,141.62 P/A  
 Ground Rent: £240 P/A  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1932

#### Entrance Hall

**14'3 x 3'9 (4.34m x 1.14m)**

Double glazed door to front aspect, Laminate flooring, spotlights, smoke alarm, airing storage cupboard with boiler, power points.

#### Lounge/Kitchen/Diner

**21'0 x 11'11 (6.40m x 3.63m)**

Double glazed windows to the side, double radiator, laminate flooring, phone point, TV Ariel point, power points, spotlights, French doors leading to balcony. Tiled flooring in kitchen, tiled splash backs, flat top work surfaces granite effect, integrated cooker, electric oven, gas hob, extractor hood, double drainer unit, space for fridge freezer, plumbing for washing machine, spotlights,

#### Bathroom

**6'1 x 7'1 (1.85m x 2.16m)**

Heated towel rail, vinyl flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, thermostatically controlled shower, wash basin with mixer tap, vanity unit under, low level WC, shaver point, tiled walls, spotlights,

#### Bedroom One

**9'4 x 10'10 (2.84m x 3.30m)**

Double glazed windows to the side, single radiator, laminate flooring, power points.

#### Bedroom Two

**9'5 x 10'8 (2.87m x 3.25m)**

Double glazed window to the side, single radiator, laminate flooring, power points.

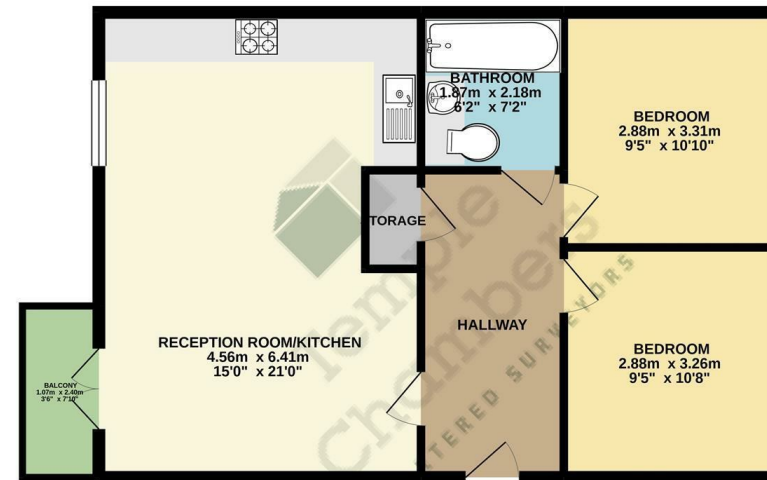
#### Balcony

**7'10 x 3'6 (2.39m x 1.07m)**

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>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
 62.0 sq.m. (668 sq.ft.) approx.



TOTAL FLOOR AREA - 62.0 sq.m. (668 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint 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 is given as to their operability or efficiency can be given.  
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