



Ground Floor



**Delamere Court,  
Hawker Place**

Approximate Gross Internal Area  
Total = 59.0 sq m / 635 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Directions**

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**2 Bed  
Apartment - Purpose Built  
located in**



# 15 Delamere Court, 2 Hawker Place

Walthamstow

Guide price £325,000

Leasehold



Guide Price £325,000- £350,000

London's Local Property Agent, Humphrey & Co Estates are proud to present this lovely purpose built apartment in the all popular Hawker Place located off Fulbourne Road in Hawker Place. Offers a complex which consists of a private gym and a concierge service. Fob entry system. Property consists of an open plan kitchen and two double bedrooms, one equipped with an en-Suite. Located on the Ground floor with a patio garden overlooking the complex. Double glazed and gas central heating. Allocated parking bay. Bin and bike sheds. Small playground on the complex for children.

- 137 plus year lease
- Service charge £2138.46 per year
- Ground Rent £240 per year
- Two Bedrooms
- Two Bathrooms
- Open Plan Kitchen / Reception
- Private Patio Garden
- Allocated Parking Bay

