

TOTAL FLOOR AREA - 486 sq. ft. (45.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and appliances shown may not be fitted and no guarantee is given in that regard. Efficiency can be given. Wales and Northern Ireland

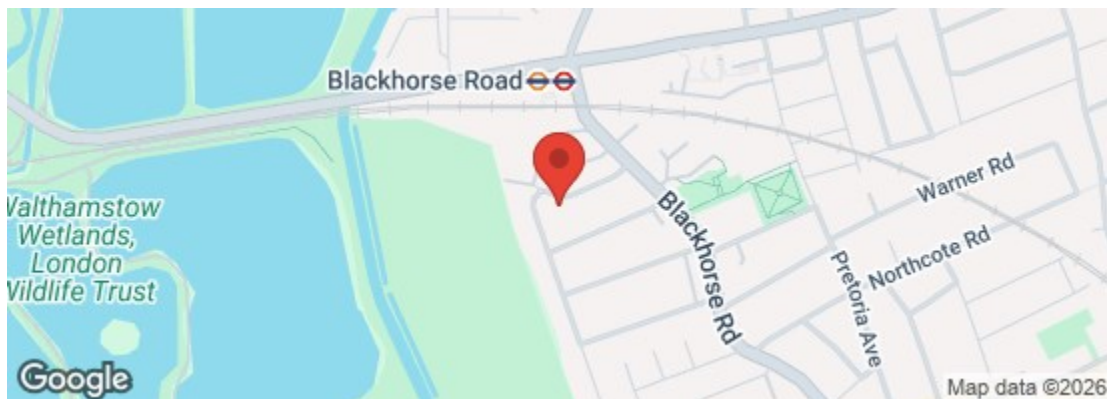
Council: Waltham Forest | Council Tax Band: B | Floor Area: sq ft

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Hawarden Road, Walthamstow, E17 6NS
£1,895 Per Calendar Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	



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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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Nestled on the charming Hawarden Road in London, this delightful first-floor Warner flat offers a perfect blend of modern living and convenience. With one spacious reception room, one well-appointed bedroom, and a contemporary bathroom, this property is ideal for individuals or couples seeking a comfortable home.

The flat boasts an impressive energy efficiency rating of C, ensuring that your living space is not only stylish but also economical. The double glazing throughout the property enhances insulation, keeping it warm and quiet, while the gas central heating provides a cosy atmosphere during the colder months.

Available for rent in late June, this unfurnished flat allows you the freedom to personalise your space to your taste. The shared rear garden offers a lovely outdoor area to relax and enjoy the fresh air, making it a perfect spot for unwinding after a busy day.

Conveniently located near Blackhorse Road Station, commuting to central London is a breeze, providing easy access to the vibrant city life. Additionally, the nearby Walthamstow Wetlands presents a beautiful natural retreat, perfect for leisurely walks and enjoying the outdoors.

This modern flat is a fantastic opportunity for those looking to embrace a comfortable lifestyle in a sought-after area of London. Don't miss your chance to make this charming property your new home.

