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Hawker Place, Walthamstow

Offers In Excess Of
£300,000

Tenure : Leasehold

Floor Area : 622.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Offered with NO ONGOING CHAIN is this delightful two-bedroom first-floor balcony flat located in the vibrant area of Walthamstow. Spanning an impressive 622 square feet, this modern property is perfect for those seeking a comfortable and stylish living space.

As you enter the flat, you are greeted by a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The contemporary design is complemented by ample natural light, creating a warm and inviting atmosphere. The kitchen is well-equipped, making it a joy to prepare meals and host gatherings.

The flat features two well-proportioned bedrooms, providing a peaceful retreat for rest and relaxation. The bathroom is tastefully designed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind after a long day. Additionally, the flat benefits from gas central heating, ensuring a cosy environment throughout the year.

For added convenience, this property comes with an allocated parking space and an entry phone system, enhancing your security and ease of access. The on-site concierge is an added bonus, providing assistance and peace of mind.

Situated close to Wood Street Station, this flat offers excellent transport links, making it easy to explore the wider area and beyond. With its modern finishes and prime location, this property is an excellent opportunity for anyone looking to make Walthamstow their home.







- Balcony Apartment
- Two Double Bedrooms
- Newly Redecorated Throughout
- Allocated Parking Space
- Double Glazing & Gas Central Heating
- Chain Free
- First Floor Apartment
- Newly Laid Flooring Throughout
- Close to Wood Street Station
- Concierge & Gym Facilities On Site





FIRST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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To view call **0208 503 6060**

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