



Directions

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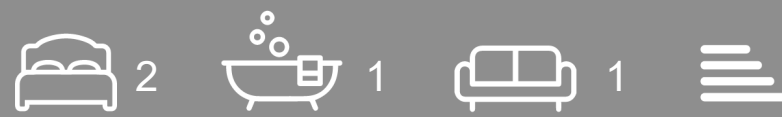
**2 Bed
Flat
located in**



Flat 128 Cannock Court 3 Hawker Place

LONDON

£1,900 PCM



TWO BEDROOM FLAT --- NEUTRAL DECOR, BRIGHT & AIRY --- GOOD CONDITION --- AVAILABLE FROM 10 TH OF JULY---

Welcome to this charming ground floor flat located in the desirable area of Cannock Court, Hawker Place, Walthamstow, E17 4GE. This delightful property boasts a spacious layout, featuring two generously sized double bedrooms that provide ample space for relaxation and rest. The flat includes a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The property is conveniently situated close to a variety of amenities, ensuring that all your daily needs are within easy reach. Whether you are looking for shops, cafes, or parks, you will find everything you need just a short stroll away.

The flat's ground floor position offers easy access, making it an ideal choice for those who prefer to avoid stairs. With its spacious rooms and practical layout, this property presents a wonderful opportunity for first-time buyers, small families, or those seeking a comfortable rental.

In summary, this flat in Walthamstow combines convenience, comfort, and space, making it a perfect place to call home. Do not miss the chance to view this lovely property and experience all it has to offer.

Summary

HAWKER PLACE --- TWO DOUBLE BEDROOM FLAT --- ALLOCATED PARKING --- VIEWINGS AFTER LOCKDOWN --- AVAILABLE FROM THE 19TH DECEMBER 2020 --- GREAT CONDITION --- OPEN PLAN --- GYM ON THE COMPLEX --- NEW BUILD --- DOUBLE GLAZED AND GAS CENTRAL HEATING --- GORUND FLOOR --- PATIO --- CONCIERGE London's

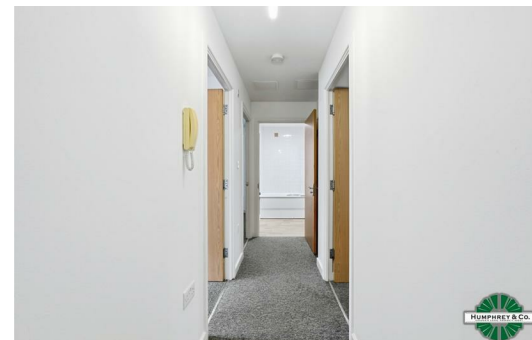
Local Property Agent, Humphrey & Co Estates are proud to present this lovely new build apartment in the popular Hawker Place located next door to Bunnings Warehouse off Forest road. Offers a complex which consists of a private gym, allocated parking in a secure car park and a concierge. Fob entry system. Property consists of a open plan kitchen with Two double bedrooms. Also has a fully fitted kitchen and fully tiled bathroom. Has patio doors leading to a private patio area from the living room. This apartment can be furnished or unfurnished.

Located on the ground floor. Double glazed and gas central heating (new boiler recently fitted). This development is ideal for working professionals or working families.

Please call our friendly lettings team to secure a viewing. There are links to Blackhorse Road Station, Wood Street Station is a 5-10 minute walk away or

Walthamstow Central Station and the shopping centre is around a 15 minute walk away. Also within proximity of this location is Chingford, Tottenham and Leyton.

Please call our friendly lettings team to secure a viewing. =margin:>



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

