



TOTAL FLOOR AREA: 558 sq. ft. (51.9 sq. m) approx.
 While every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The purchaser is advised to obtain their own measurements and to verify the accuracy of the floor plan. (Rear and Measure Only)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 558.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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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Hawarden Road, Walthamstow, E17 6NS
 Offers In Excess Of £350,000 Leasehold

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



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



Conveniently situated on Hawarden Road is this delightful first-floor Warner built Flat, which is a perfect blend of comfort and convenience, still retaining its original brick facade and sash windows, the property retains much of its original kerb appeal.

The flat features a spacious reception room, providing a lovely space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. Having been the subject of recent redecoration, the property offers an excellent base to create your new home

Walthamstow is known for its rich cultural heritage and lively community, offering a variety of local shops, cafes, and parks. Residents can enjoy the benefits of excellent transport links, making it easy to explore the wider London area, in addition the property is ideally situated for strolls in Walthamstow Wetlands and meeting with friends & Family at the local micro breweries.

This flat presents a wonderful opportunity for those looking to embrace the charm of Walthamstow while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this property is not to be missed.

