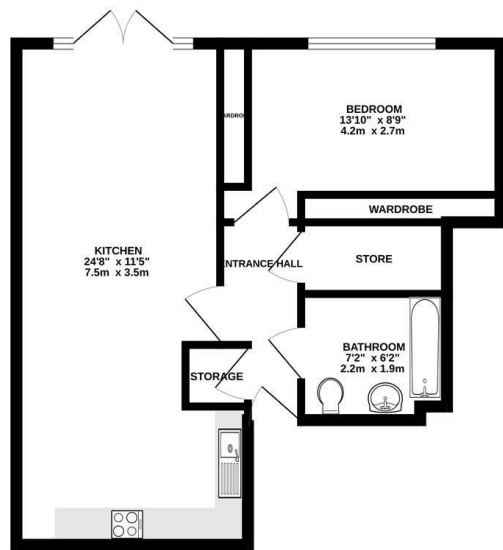




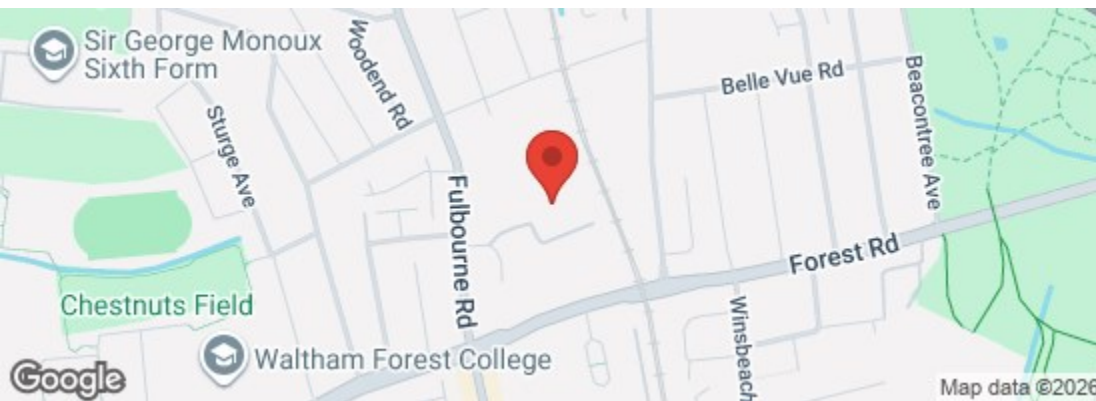
GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq ft (45.0 sq m) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, capacity and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the particulars of the property. The agent is not responsible for any error or omission. Make well before 01/02/26

Council: Waltham Forest | Council Tax Band: B | Floor Area: 407.00 sq ft

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



Artificially Staged by Churchill Estates



Cannock court, Walthamstow, E17 4GA
Offers In Excess Of £280,000 Leasehold

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

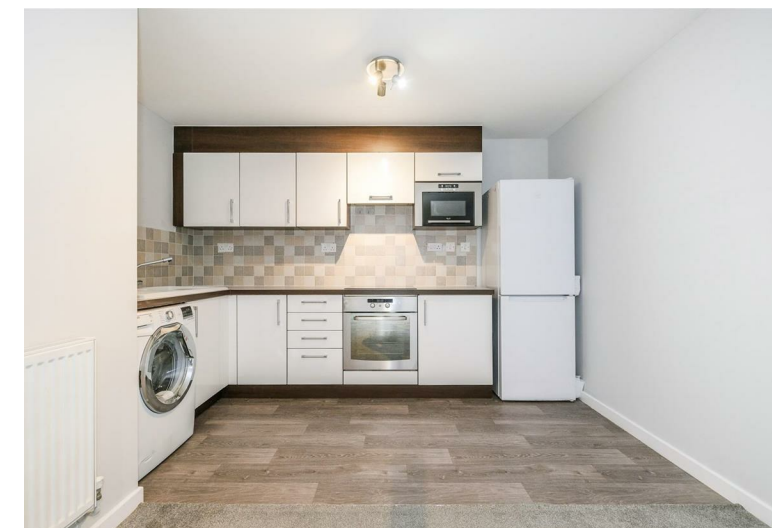
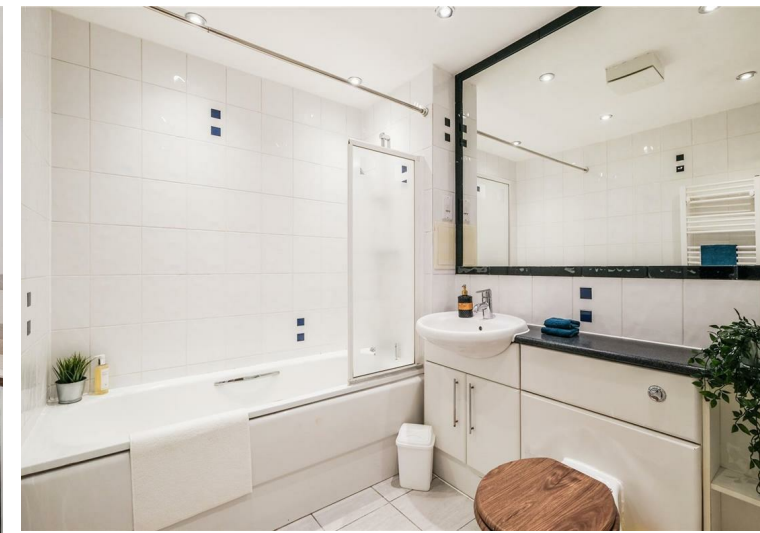


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Artificially Staged by Churchill Estates

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



Welcome to this charming ground floor flat located on Hawker Place in the vibrant area of Walthamstow, London. This delightful property features one spacious reception room, one comfortable bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking a cosy home.

One of the standout features of this flat is its chain-free status, allowing for a smooth and hassle-free purchase. The property also comes with the added benefit of allocated parking, a rare find in this bustling part of London. The long lease provides peace of mind for future living or investment.

Step outside to discover your own private patio area, perfect for enjoying a morning coffee or unwinding after a long day. The flat is conveniently situated only 10 min walk to Wood Street Overground and one stop to Walthamstow Central, ensuring that commuting and exploring the city is a breeze. Additionally, a gentle stroll will take you to the picturesque Walthamstow Village, known for its charming streets, delightful eateries, and a strong sense of community. The development also offers the benefit of allowing you to forget your gym membership as the onsite gym makes it easier & more convenient.

This flat presents an excellent opportunity for those looking to embrace the lively lifestyle that Walthamstow has to offer, all while enjoying the comforts of a well-maintained home.

Don't miss your chance to make this lovely property your own.

