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248 Hoe Street
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Hawthorne Road, London, E17 4QB
Guide Price £600,000

Situated on Hawthorne Road, this two-bedroom mid-terrace house is ideally located for enjoying everything the E17 area has to offer.

The property provides a comfortable reception room and two bedrooms, with the opportunity for the new owner to update and personalise the home to their own taste.

One of the property's biggest advantages is its location. There is a good choice of local shops, cafés, restaurants, parks and everyday amenities nearby, while excellent transport connections make it easy to travel around East London and into Central London.

The property offers an exciting opportunity for a buyer looking to create a home in a well-connected part of E17, while also appealing to investors looking for a two-bedroom property in the area.

Viewing is highly recommended to appreciate the property, its potential and its excellent location.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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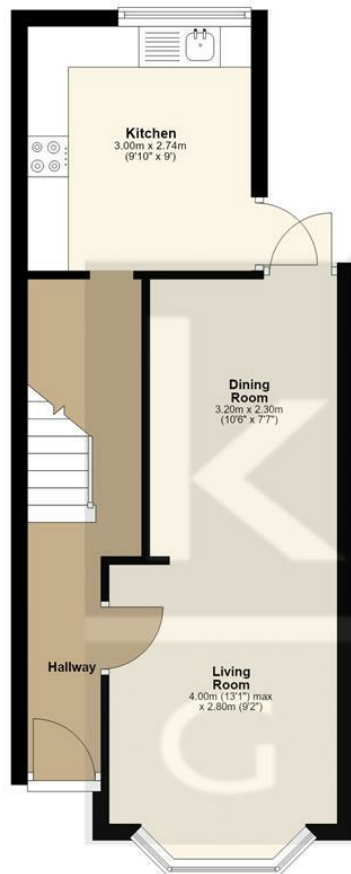
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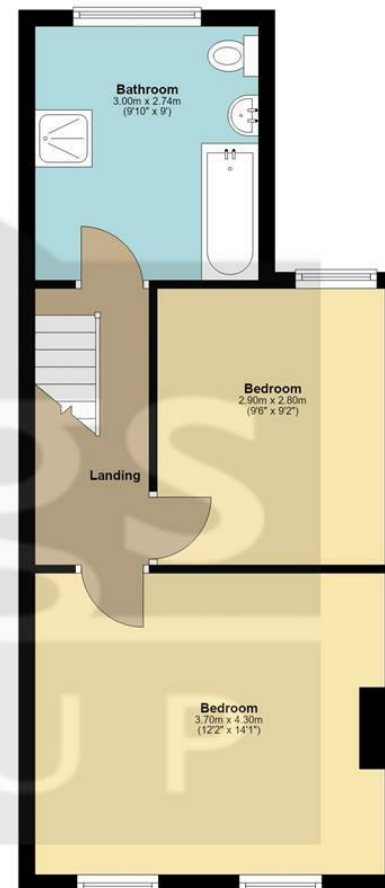
Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)

First Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Hawthorne Road



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