



Hazelwood Road, Walthamstow, London

Nestled on a popular street close to St James Street and Blackhorse Road is this delightful one-bedroom first-floor flat with outdoor space.

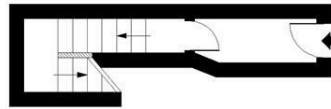
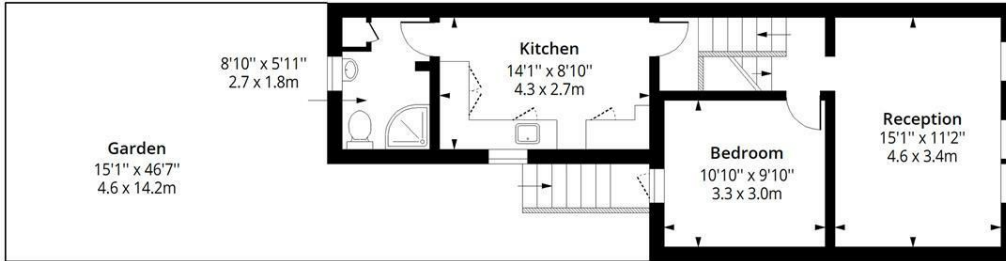
This excellent first time buyer property boasts a bright and airy south-facing lounge that is bathed in natural light, thanks to its well-placed windows complete with engineered wood flooring.

The flat also features a spacious kitchen that is not only well-equipped but also provides ample storage and dining space, ideal for those who enjoy cooking and hosting as well as a generously sized bedroom and bathroom with walk in shower.

One of the standout features of this property is the shared rear garden, which has been paved for low maintenance. This outdoor space offers a perfect retreat for enjoying the fresh air or unwinding after a long day.

- First Floor Flat
- 0.2m To St James Street Station
- 0.5m To Blackhorse Road Station
- Popular Residential Street
- St James Street Location
- Shared Rear Garden
- EPC Band C
- 654 Sq Ft (60.76 SQ M)

£375,000



Ground Floor Entrance
Floor Area 64 Sq Ft - 5.95 Sq M

Hazelwood Road E17



Approx. Gross Internal Area
605 Sq Ft - 56.20 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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		71	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	