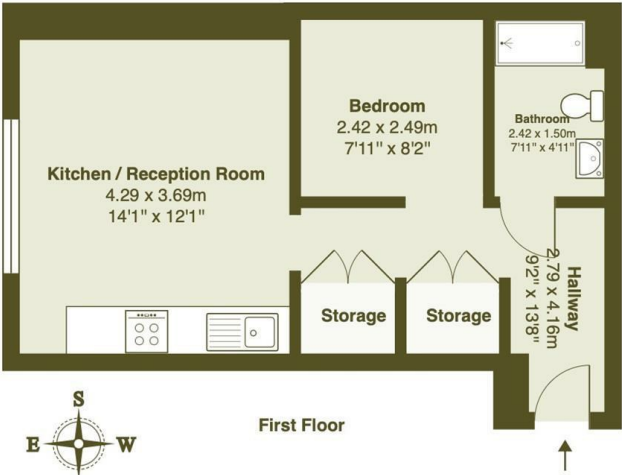




Kitchen / Reception Room
14'0" x 12'1"

Bedroom
7'11" x 8'2"

Bathroom
7'11" x 4'11"

Storage

THE STOW
BROTHERS



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	



HAWKER PLACE, WALTHAMSTOW

Offers In The Region Of £250,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Chain Free
- Wood Street Location
- Access to Free Gym on Complex
- Modern Development

Set within a modern development in Walthamstow's popular Wood Street neighbourhood, this chain-free, one bedroom first-floor apartment offers a comfortable home with plenty of everyday convenience. With independent cafés, local shops and excellent transport connections close by, there's plenty to enjoy on your doorstep, while residents also benefit from access to a complimentary on-site gym.

E11, E7, E12 & E15
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E4 & N17
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E17 & E10
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IF YOU LIVED HERE...

Step inside and you'll find a practical entrance hallway, with two generous storage cupboards helping to keep everyday essentials tucked away. The open-plan kitchen and reception room is a welcoming space, with a large window drawing in natural light. Soft white walls and contemporary grey carpeting provide a neutral backdrop, ready for you to add your own personal touches.

The kitchen is arranged neatly along one wall, with cream cabinetry, contrasting dark worktops and integrated cooking appliances. There's room to create a comfortable living and dining area, making it a flexible space for quiet evenings or having friends over. The bedroom sits just off the main living area, with a simple, neutral finish and space to make it your own. Back along the hallway, the bathroom features a shower enclosure, white fittings and a vanity unit for useful additional storage.

Beyond the apartment, the development has landscaped communal green spaces, with mature trees, lawns and seating

areas to enjoy. The added benefit of a free residents' gym makes fitting exercise into your daily routine that little bit easier.

WHAT ELSE?

- Wood Street Station is within easy reach, with direct Overground services to Liverpool Street, while Walthamstow Central offers Victoria line connections across London.
- Wood Street has a lovely collection of independent businesses. Pick up fresh pastries and sourdough from Chocolatine Bakery, or browse vintage finds, records and independent traders at Wood Street Indoor Market.
- For fresh air, Epping Forest and Hollow Ponds are nearby, offering woodland walks, open green spaces and a welcome escape from the bustle of city life.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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