



CHURCHILL
estates



Cannock Court, Walthamstow

Offers In Excess Of
£350,000

Tenure : Leasehold

Floor Area : 670.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 2

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



Offers in Excess of £365,000

Set within the highly sought-after Hawker Place development, this beautifully presented two-bedroom, two-bathroom ground floor apartment offers a perfect blend of modern style, comfort, and convenience.

The property boasts a spacious, light filled living and dining area, with direct access to a private patio, ideal for relaxing, entertaining guests, or enjoying your morning coffee. The contemporary kitchen is thoughtfully designed with quality fittings, sleek cabinetry, and ample storage space.

There are two generously sized double bedrooms, including a principal bedroom with a stylish en-suite shower room, as well as a modern family bathroom finished to a high standard. The ground floor position ensures easy access, making the apartment well suited to professionals, couples, or small families alike.

Residents of Hawker Place benefit from excellent on-site amenities, including a concierge service and a gym, adding both convenience and lifestyle appeal.

Ideally located within walking distance of Wood Street Station, the property offers superb transport links into Central London and beyond. A vibrant selection of local cafés, pubs, and independent shops are also nearby, creating a strong sense of community.

This is an excellent opportunity to acquire a modern, well-located home in one of the area’s most desirable developments.





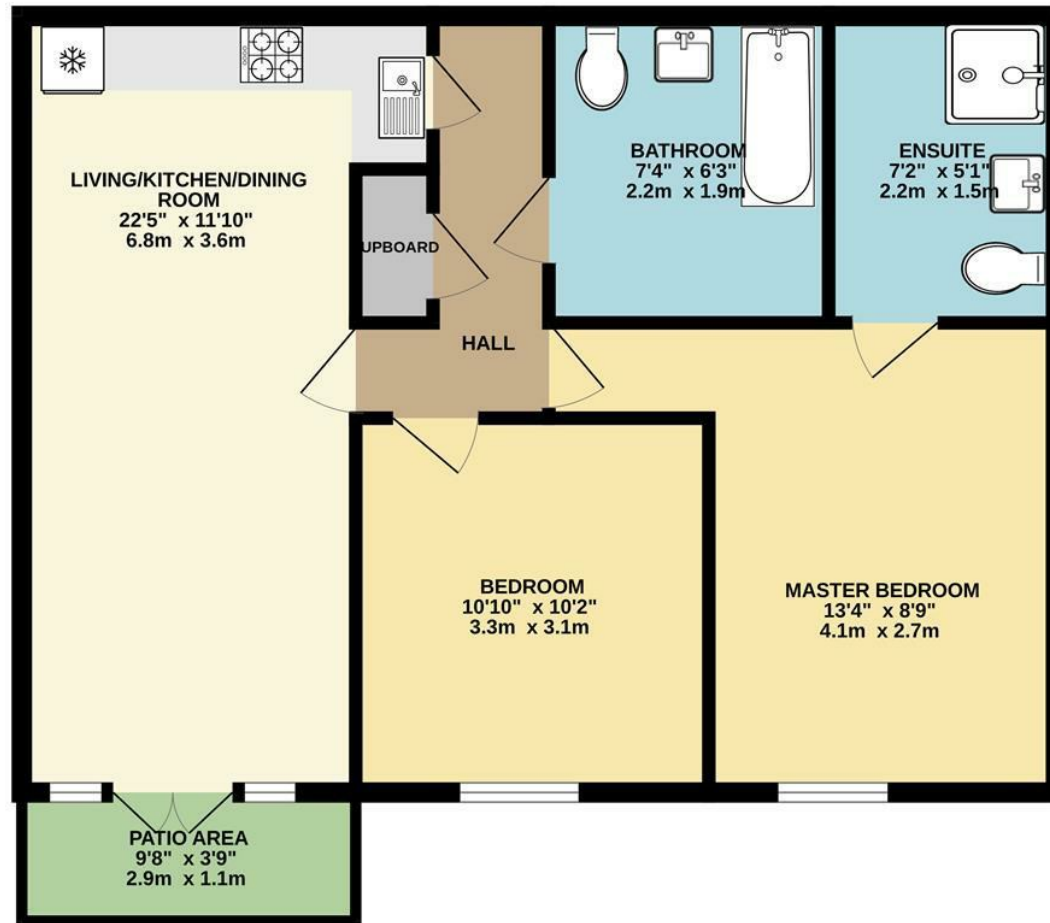


- Close to Wood street station.
- Close to local cafe's and
- En suite master bedroom
- Gym
- Outside patio space
- Long lease





GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

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