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**Hawker Place, London, E17 4GD**  
**Asking Price £365,000**



Boasting a private setting in a secure purpose built block, this two-bedroom apartment enjoys a private balcony as well as a lease of 139 years remaining.

Being sold on a chain free basis this well presented apartment offers an easy-care floorplan featuring spacious living areas and an en-suite to the master bedroom. This home also showcases a second double bedroom, a fully tiled three piece family bathroom and an allocated parking space.

The larger then average double aspect lounge/kitchen/diner offers great views over the communal gardens as well as being equipped with integrated appliances.

Residents enjoy access to first class facilities including a gym and 24 hour concierge service. Its prized location is set within a stroll of Wood Street Station as well as Wood Street itself. This three-quarter-mile stretch of road offers a range of enterprising independent businesses which will cater for your every need.

Tenure: Leasehold  
Lease Length: 136 Years  
Service Charge: £1800 pa  
Ground Rent: £250 pa  
Council Tax Band: C  
Annual Council Tax Estimate: £1,932 pa

**ENTRANCE HALL**  
**3'3" x 19'45"6" + 3'4" x 10'9" (1.00 x 5.93 + 1.02 x 3.28)**

Double glazed door to the front aspect, storage cupboards, electric heaters, laminate laid flooring, telephone point and power points.

**RECEPTION ROOM**  
**17'3" x 22'4" (5.28 x 6.82)**

Single radiator, laminate laid flooring, phone point, TV aerial point, power points and double glazed patio door leading to the balcony.

**BALCONY**  
**9'1" x 4'1" (2.77 x 1.27)**

**KITCHEN**

Double glazed window to front and rear aspect, laminate laid flooring, tiled splash back, range of wall and base units with roll top work surfaces, integrated electric cooker with gas hob, extractor fan, sink and drainer unit, integrated microwave, space for fridge/freezer, plumbing for washing machine, integrated dishwasher and power points.

**MASTER BEDROOM**  
**8'7" x 16'11" (2.62 x 5.18)**

Double glazed window to the front aspect, single radiator, carpeted flooring, phone point, TV aerial point and power points.

**EN-SUITE**  
**7'7" x 5'2" (2.32 x 1.60)**

Part tiled walls, heated towel rail, laminate laid flooring, extractor fan, thermostatically controlled shower cubicle, wash hand vanity unit with mixer taps, low level wall hung WC with concealed cistern and shaver point.

**BEDROOM TWO**  
**9'1" x 12'8" (2.78 x 3.87)**

Double glazed window to the front aspect, single radiator, laminate laid flooring, phone point, TV aerial point and power points.

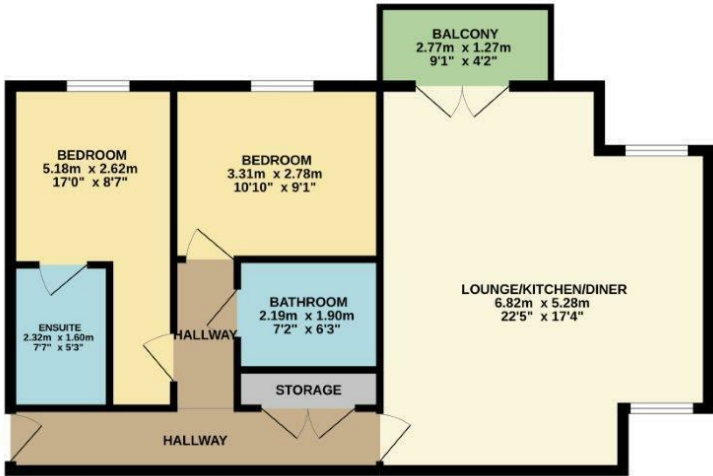
**FAMILY BATHROOM**  
**7'2" x 6'24" (2.19 x 1.9)**

Part tiled walls, heated towel rail, laminate laid flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash hand vanity unit with mixer taps, low level wall hung WC with concealed cistern and shaver point.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

FIRST FLOOR  
65.9 sq.m. (709 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (709 sq.ft.) approx.  
Without every effort has been made to ensure the accuracy of the foregoing conveyed here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.  
Made with floorplan 12022

