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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Hatherley Road, London, E17 6SB
Asking Price £245,000

Hatherley Road

We are acting in the sale of the above property and have received an offer of £245,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling gent before exchange of contracts takes place

CASH BUYERS PREFFERED- Nestled on Hatherley Road, this charming one-bedroom flat presents an excellent opportunity for cash buyers seeking a convenient urban lifestyle. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is functional and well-maintained, catering to all your daily needs.

One of the standout features of this flat is its prime location, just a short stroll from Walthamstow Central train station. This accessibility makes commuting to central London a breeze, ideal for professionals or anyone who enjoys the hustle and bustle of city life. Additionally, being chain-free simplifies the purchasing process, allowing for a smoother transition into your new home.

The surrounding area is rich in amenities, with a variety of shops, cafes, and parks nearby, providing a delightful blend of urban convenience and community charm. Whether you are a first-time buyer or looking to invest, this flat offers a fantastic opportunity to own a piece of Walthamstow. Don't miss out on the chance to make this lovely flat your own.

First Floor Landing
5'2" x 10'11" (1.57m x 3.33m)

Reception
11'1" x 15'6" (3.38m x 4.72m)

Bedroom
10'11" x 10'0" (3.33m x 3.05m)

Kitchen
6'2" x 9'10" (1.88 x 3.00)

Bathroom
6'2" x 7'11" (1.88 x 2.43)

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 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

