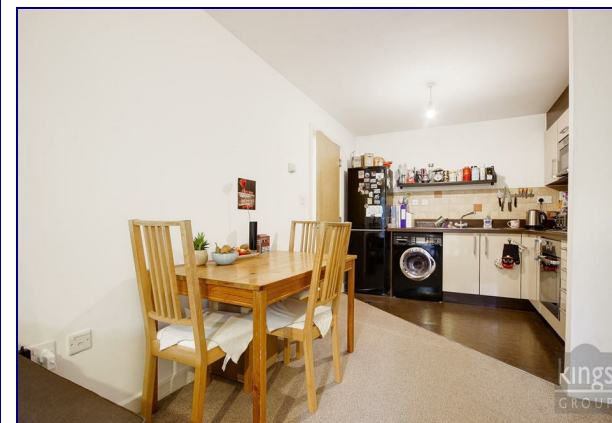




www.kings-group.net

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

Hawker Place, London, E17 4GD
Offers In The Region Of £375,000

Welcome to this charming purpose-built flat located on Hawker Place in the vibrant city of London. This delightful property boasts a generous 667 square feet of living space, providing ample room for comfortable living. Built in 2007, the flat is modern and well-maintained, making it an ideal choice for those seeking a contemporary home.

As you enter, you will find a spacious reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The flat features two double bedrooms, offering plenty of space for rest and privacy. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its convenient location. It is within walking distance to Wood Street Station, making commuting a breeze. Additionally, you will find a variety of local shops and amenities just a short stroll away, ensuring that all your daily needs are easily met.

For those who enjoy an active lifestyle, the flat also includes access to a residents-only gym, providing a fantastic opportunity to stay fit without having to leave the comfort of your home.

This property is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer, a young professional, or looking to invest, this flat offers a wonderful opportunity to enjoy city living at its finest. Do not miss the chance to make this lovely flat your new home.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 135 Years Remaining
Service Charge: £2,198 P/A
Ground Rent:£240 P/A
Council Tax Band: C
Annual Council Tax Estimate: £2025

Hallway
12'11" x 17'10" (3.96 x 5.46)

Lounge/Diner
9'10" x 21'3" (3.00 x 6.50)

Kitchen
7'6" x 9'2" (2.30 x 2.80)

Bathroom
6'2" x 6'10" (1.90 x 2.10)

Bedroom One
8'6" x 17'0" (2.60 x 5.20)

En Suite
5'6" x 7'2" (1.70 x 2.20)

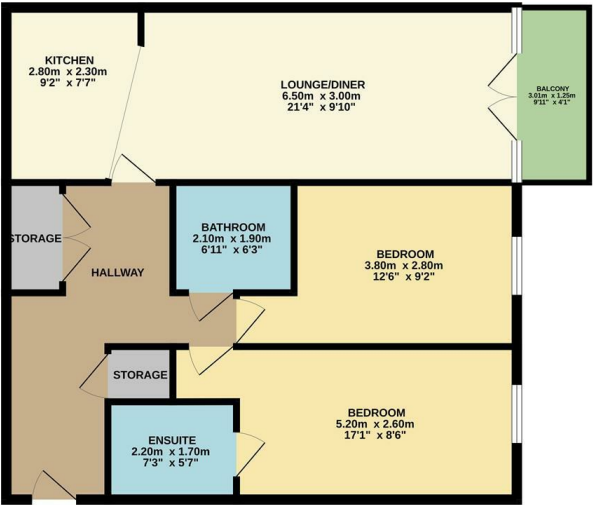
Bedroom Two
9'2" x 12'5" (2.80 x 3.80)

Balcony
4'1" x 9'10" (1.25 x 3.00)

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

FIRST FLOOR
74.6 sq.m. (803 sq.ft.) approx.



TOTAL FLOOR AREA: 65.0 sq.m. (700 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency and the plan is not to be relied upon for any purpose.
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