

Total Area: 42.5 m² ... 458 ft²
All measurements are approximate and for display purposes only

Reception Room
12'1" x 11'0"

Bedroom
10'5" x 9'3"

Kitchen / Diner
10'6" x 9'5"

Bathroom
7'1" x 6'9"

Garden
32'9"



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	



HAWARDEN ROAD, WALTHAMSTOW

Offers In Excess Of £385,000 Leasehold 1 Bed Flat



Features:

- Ground Floor Flat
- One Bedroom
- Original Features
- Close Proximity to Walthamstow Wetlands
- Moments from Blackhorse Road Station
- Short Walk to St James St Overground

A bright and characterful one bedroom ground floor flat, set on a quiet residential turning in ever popular E17. Positioned within easy reach of both Walthamstow Wetlands and Blackhorse Road Station, you have the best of calm green space and swift city connections on your doorstep. St James Street Station is also just a short walk away, adding further flexibility to your daily commute.

Set behind a timeless brick façade, this is a home that balances original features with thoughtful updates, offering a warm and welcoming retreat in one of East London's most well loved pockets.

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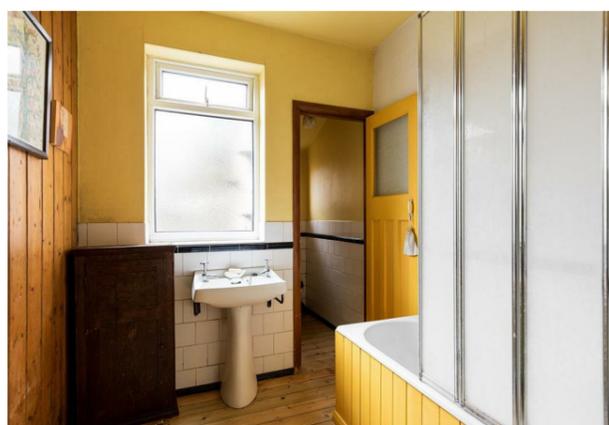
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IF YOU LIVED HERE...

You would step through your own front door and into a carefully arranged layout unfolding across the ground floor. The living space is beautifully bright, with generous windows drawing in natural light and highlighting the well judged proportions. Original features bring a sense of history and texture, adding character and charm to everyday living.

The kitchen sits to the rear, offering a practical and considered space designed with day to day life in mind. Clean finishes and a neutral palette keep the atmosphere calm and understated, while the flow between rooms feels easy and intuitive. The bedroom is a peaceful double, softly lit and inviting, with ample room for storage and quiet mornings.

Being on the ground floor, there's a lovely sense of connection to the outside. Whether it's the subtle greenery glimpsed from the windows or simply the ease of access, the home feels both grounded and private. Beautifully maintained and ready to move

into, it's easy to imagine settling straight in.

WHAT ELSE?

- Walthamstow Wetlands is close by, offering miles of walking and cycling routes through open water and wide skies.
- Blackhorse Road Station is moments away for the Victoria line and Overground, placing central London within easy reach.
- St James Street Station is a short walk, ideal for connections towards Liverpool Street.
- The independent cafes, breweries and creative spaces around Blackhorse Lane add colour and community to weekends close to home.



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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