



Hawker Place, Walthamstow, London

Situated on the second floor of Cannock Court, this well-proportioned one-bedroom apartment offers comfortable and practical living within a popular residential development in Walthamstow.

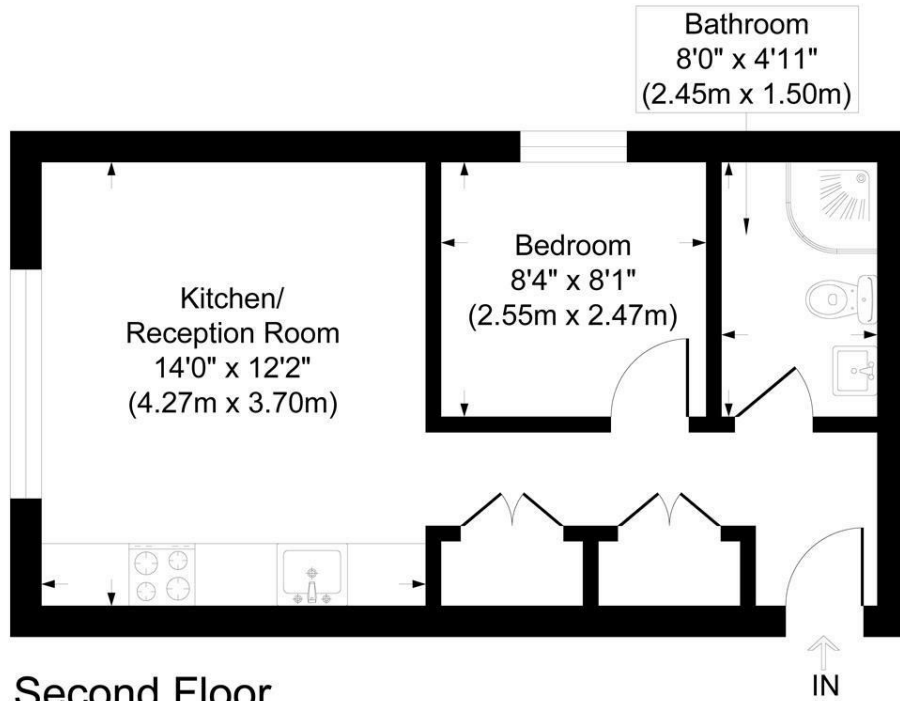
The property comprises a welcoming entrance hallway, a spacious reception room providing an excellent area for both living and dining, a separate fitted kitchen, a well-sized bedroom and a family bathroom. The well-balanced layout provides generous living space, while the second-floor position offers a pleasant sense of privacy.

Further benefits include one allocated parking space, free access to the on-site residents' gym, a new boiler and an EPC rating of C. The development also benefits from a secure entry phone system and well-maintained communal gardens.

With its practical layout, allocated parking and excellent resident facilities, this apartment would make an ideal first home, investment or choice for a professional buyer.

£250,000

- One Bedroom Flat
- Situated On The Second Floor
- Allocated Parking Space
- Free Access To Gym
- Ideal For First Time Buyers
- Well Maintained Communal Gardens
- No Onward Chain
- New Boiler Installed
- EPC - C
- 370 Sq Ft - (34.3 SQ M)



Second Floor



Connaught Court, Hawker Place

Approximate Gross Internal Area
Total = 34.3 sq m / 370 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		78	78
		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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	