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# Cannock Court, Hawker Place Walthamstow E17 4GE

Upper Floor Leasehold Flat  
OIEO £225,000





0.42 miles



1



Communal Gardens



1



None



1

## Cannock Court, Hawker Place E17

OIEO £225,000

This is a great opportunity to take your first step on to the property ladder with this stunning second floor apartment which is located within this highly sought-after development. The large open plan living space is a great place to entertain, and the kitchen is fully fitted. There is ample storage in the central hallway which also gives access to the bedroom and the newly fitted bathroom. There are immaculately maintained gardens surrounding the block as well as secure bike storage, an on-site gym and concierge service.

Walthamstow Central station is just a mile away giving easy access to the Victoria line and bus from the top of the road will get you there in under 10 minutes. Wood Street is just a five-minute walk away where you'll find various cafes, restaurants and the ever popular 'Mothers Ruin Gin Palace' is just around the corner!

### Features

- Approx. 363 Sq. Ft.
- Modern Open Plan Kitchen/Lounge
- Concierge & Gym Facilities
- Great First Time Buy
- Shared Gardens
- Secure Bike Storage
- Long Lease

### EPC Ratings

Energy Efficiency Rating

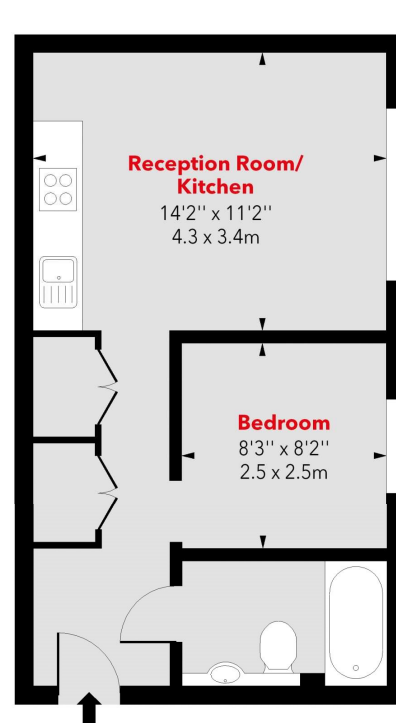
79

### Floor Plans



#### Cannock Court, E17

Approx. Gross Internal Area 363 Sq Ft - 33.72 Sq M



#### Second Floor

Floor Area 363 Sq Ft - 33.72 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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