



Bow Sales, 634-636 Mile End Road, Bow, London E3 4PH

T 020 8981 2670 E bowsales@ludlowthompson.com W www.ludlowthompson.com

HAWKER PLACE, E17 4GD WALTHAMSTOW



SOLD

REF: 2293678

2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, 1 Allocated Parking Space

Allocated Parking Space - Large Balcony With Stunning Views - Close to Wood Street Station - Top Floor Apartment - Open Plan Kitchen / Reception - Two Double Bedrooms

Guide Price £320,000 to £345,000. A bright and airy two bedroom apartment on the top floor of this sought-after low rise modern development just off Wood Street. The property consists of a bright open plan kitchen / reception, with stylish fully integrated kitchen and access to the good sized private balcony with stunning views of North London, the development also boasts well maintained communal gardens and allocated private parking space. Ideal for a couple or young family. Wood Street overg... [continued below](#)

Train/Tube - Wood Street, Highams Park, Walthamstow Central, Essex Road

Local Authority/Council Tax - Waltham Forest

Tenure - Leasehold

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Reception



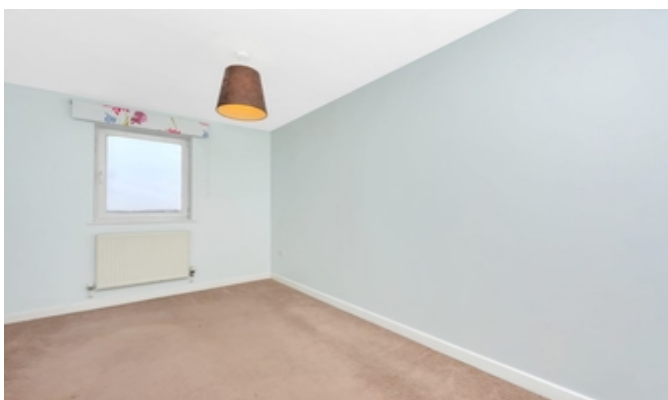
Kitchen



Bathroom



Master Bedroom



Second Bedroom



Master Bedroom Alt



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Second Bedroom Alt



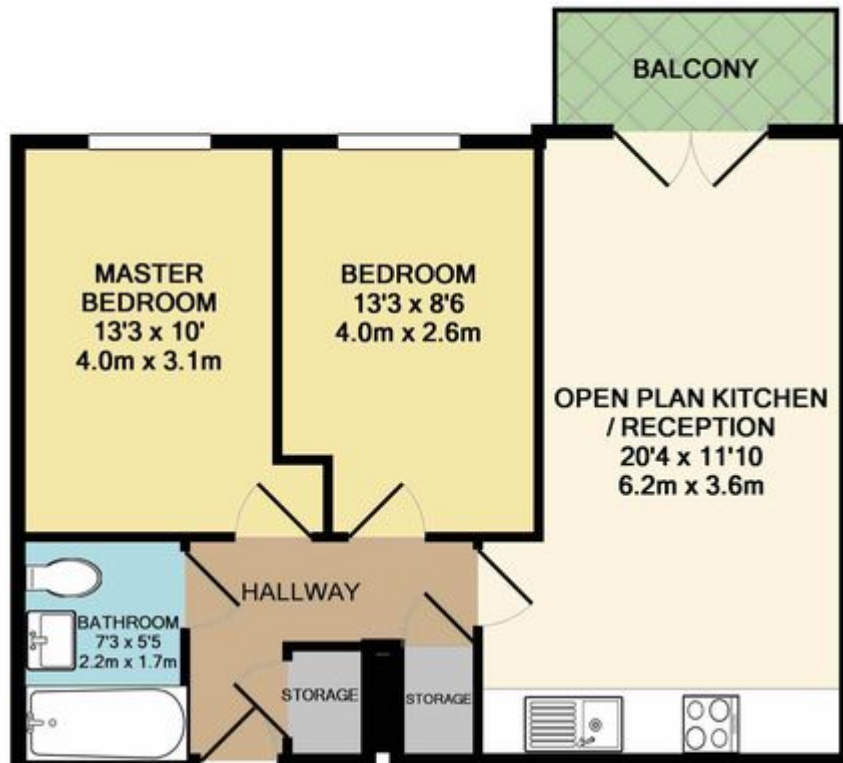
Balcony



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TOTAL APPROX. FLOOR AREA 538 SQ.FT. (49.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Wood Street overground station is a half mile on foot and will get you directly to Liverpool Street in just twenty minutes. Alternatively, Walthamstow Central is just one stop in the other direction. This is one of Walthamstow's most popular developments - Cannock Court is a well-designed modern complex, with well maintained communal gardens, concierge and an on site gym. There's also private off street parking, and drivers can be on the North Circular in five minutes.

Wood Street is one of the fastest-growing, most exciting new neighbourhoods, with an ever expanding choice of restaurants, cafes and bars. From the excellent range of burgers at The Duke, to the gorgeous Turkish BBQ at Teras, there's something for everyone. Please call our helpful sales team on 0208 981 2670 to book your must see viewing.

Reception

Kitchen

Bathroom

Master Bedroom

Second Bedroom

Master Bedroom Alt

Second Bedroom Alt

Balcony

Tenure Details

Tenure - Leasehold

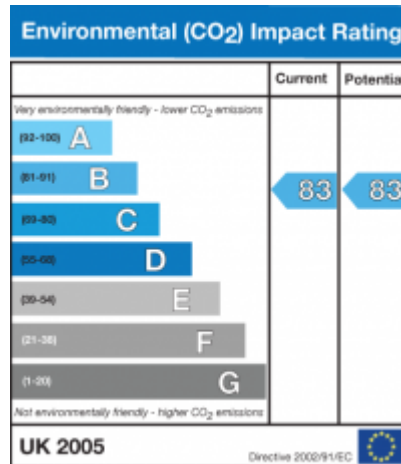
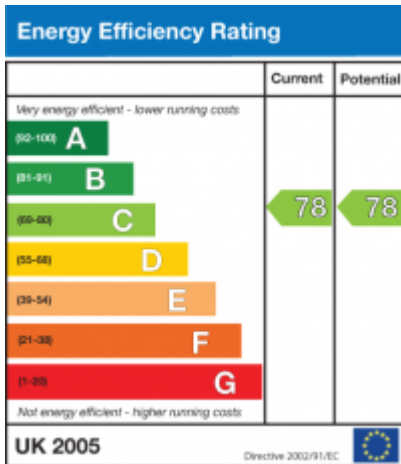
Lease Length - 143 years

Service Charges - £1886 per year

Ground Rent - £240 per year



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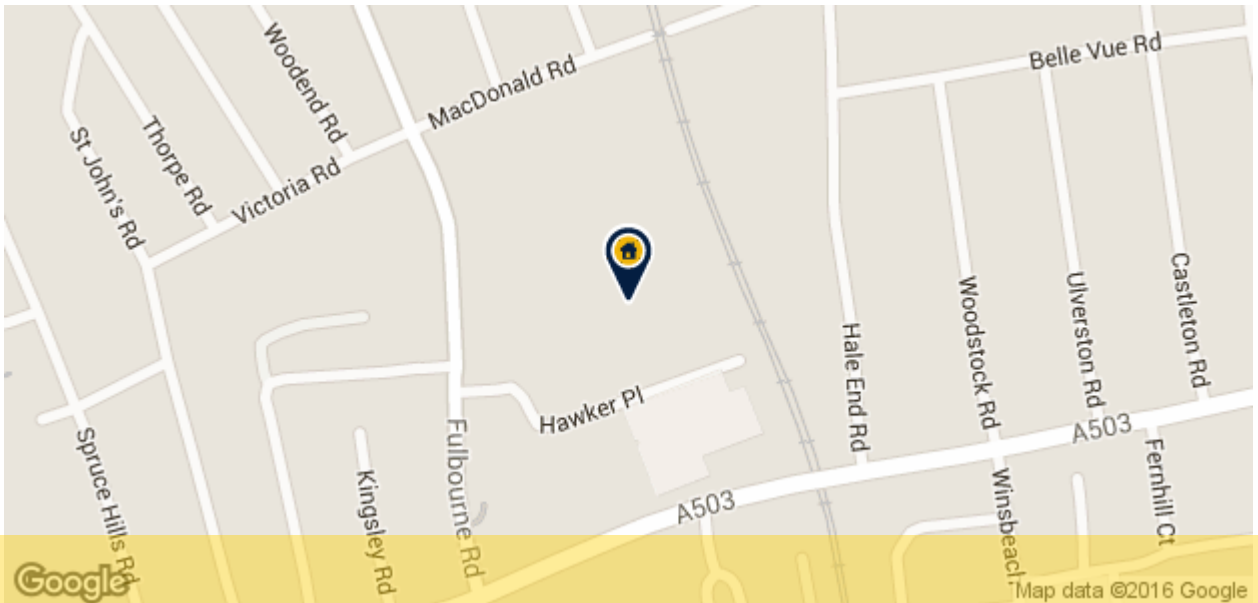




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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Sales Office quoting 2293678

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.