





Bedgebury Court Hawker Walthamstow

Price Guide £325,000

Tenure : Leasehold

Floor Area : sq ft

Local Authority : Waltham Forest

Council Tax Band : C


Bedrooms : 2

Receptions : null

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Price guide of £325,000-£345,000

A stylish two bedroom apartment for sale in E17, set just off Fulbourne Road, offering modern living, great amenities and excellent access to green space. The property is ideal for first-time buyers or investors looking for a contemporary home in a well-connected Walthamstow location close to Wood Street.

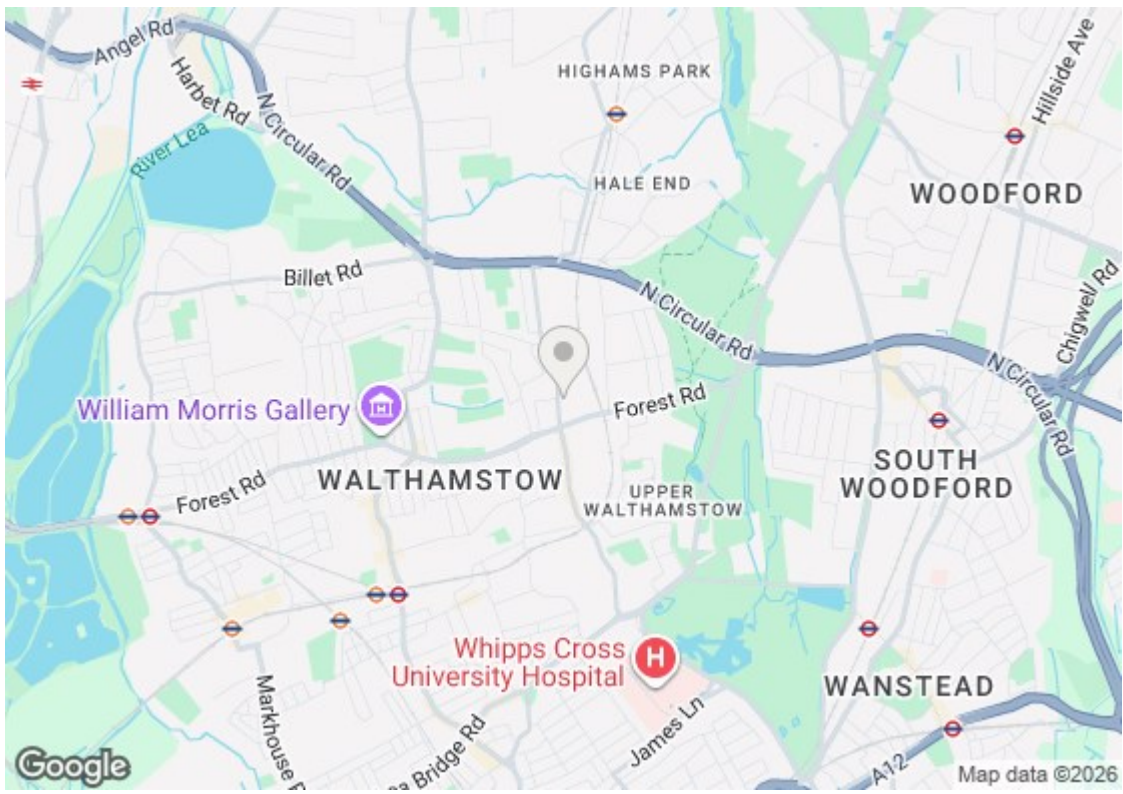
The heart of the home is a bright open-plan living and kitchen area, providing a sociable space for relaxing, dining and entertaining. A modern fitted kitchen with integrated appliances and ample worktop space flows seamlessly into the lounge, which in turn opens onto a balcony area – perfect for a morning coffee or evening drink.

Both bedrooms are spacious and well proportioned, easily accommodating double beds and additional furniture, with ample storage available throughout the flat. There are built-in or fitted storage options off the hallway, helping to keep the living areas clutter-free and practical for day-to-day life.

Residents benefit from an allocated private parking space, providing valuable convenience in this popular part of E17. The development also offers a concierge service and access to a communal gym, adding an extra level of security, comfort and lifestyle appeal.

Situated approximately 0.5 miles from Wood Street station, the property is well placed for London Overground services into London Liverpool Street and Walthamstow Central, giving straightforward links into central London and beyond. A short walk takes you to Epping Forest, opening up miles of woodland walks and outdoor leisure opportunities on the doorstep. Combining modern specification, strong transport links and easy access to green space, this apartment makes a compelling choice in the E17 market.





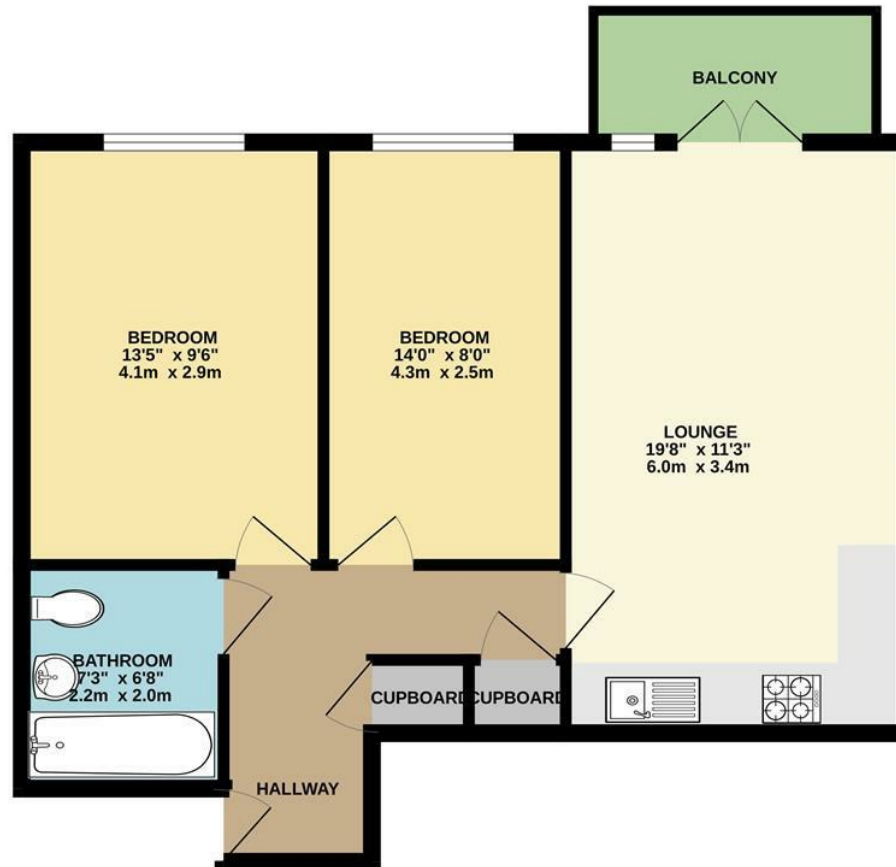


- Chain Free
- Long Lease
- Balcony
- 0.5 Miles to Wood Street Station
- Two Bedrooms
- Short Walk to Wood Street Station
- Access to Gym
- Allocated Parking Space

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FIRST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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