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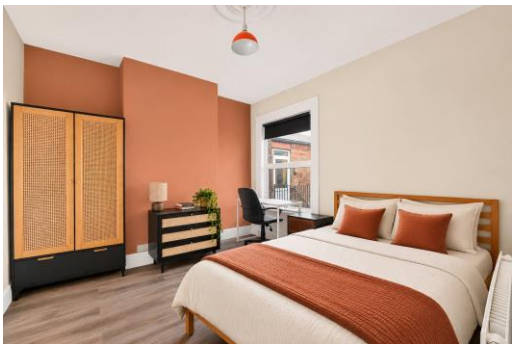
Hawarden Road
Walthamstow E17 6NS

First Floor Leasehold Flat

Asking Price £560,000









A light-filled reception room, three double bedrooms and a beautifully presented rear garden make this split-level flat on Hawarden Road a welcoming home. Set behind an attractive period brick frontage in an excellent Blackhorse location, it offers approximately 903 sq. ft. of internal space, with the principal bedroom and its en-suite on the top floor. On the first floor, three tall windows fill the reception room with natural light, while a ceiling rose, cornicing and alcove shelving give the room plenty of character. At over 17 ft wide, there's space for a generous seating area and a dining table, making it as comfortable for a quiet evening in as it is for dinner with friends. The separate modern fitted kitchen pairs white cabinetry and wood-effect worktops with open shelving and a patterned floor. It features a built-in oven and hob, with a glazed door leading to external steps down to the garden. Two well-proportioned double bedrooms sit on the first floor, one with a broad bay window overlooking the garden. The main bathroom is off the hallway and features deep green tiling, a countertop basin, a Japanese-style toilet and a bath with an overhead rainfall shower. Upstairs, the principal bedroom feels tucked away from the rest of the flat. Two skylights bring in plenty of daylight, and there's room for a desk alongside the double bed. An en-suite shower room and generous eaves storage complete the upper floor. Outside, the beautifully presented shared rear garden extends to approximately 40 ft, with a lawn framed by established shrubs and planting. It's a lovely green space to enjoy in the warmer months.

Situated on the sought-after Blackhorse Ladder, Hawarden Road enjoys an exceptional location just a short walk from Blackhorse Road Station, offering fast Victoria Line Underground services into King's Cross, Oxford Circus and Victoria. St James Street Station is also within easy reach, providing direct Overground services to London Liverpool Street in around 20 minutes, making this an ideal setting for commuters. The area has become one of East London's most exciting neighbourhoods, with the vibrant Blackhorse Lane district on the doorstep. The popular Blackhorse Beer Mile is home to a fantastic collection of independent breweries, taprooms and street food venues, while nearby CRATE St James offers an eclectic mix of cafés, restaurants, creative workspaces, boutiques and local businesses. You'll also find excellent coffee spots, independent eateries and everyday amenities close by, creating a thriving community atmosphere. For those who enjoy the outdoors, the location is superb. Stoneydown Park and Douglas Eyre Playing Fields are just moments away, while the expansive Walthamstow Wetlands and Walthamstow Marshes are within easy walking distance, offering miles of walking and cycling routes, nature trails and open green space to explore. Combining outstanding transport links, an exciting independent food and drink scene, and some of London's finest urban green spaces, Hawarden Road offers a superb lifestyle in one of Walthamstow's most desirable and fast-evolving neighbourhoods.

Ratings

Energy Efficiency Rating	**63**
Council Tax Band	**B**

0.2 Miles

Garden

Permit Parking

2

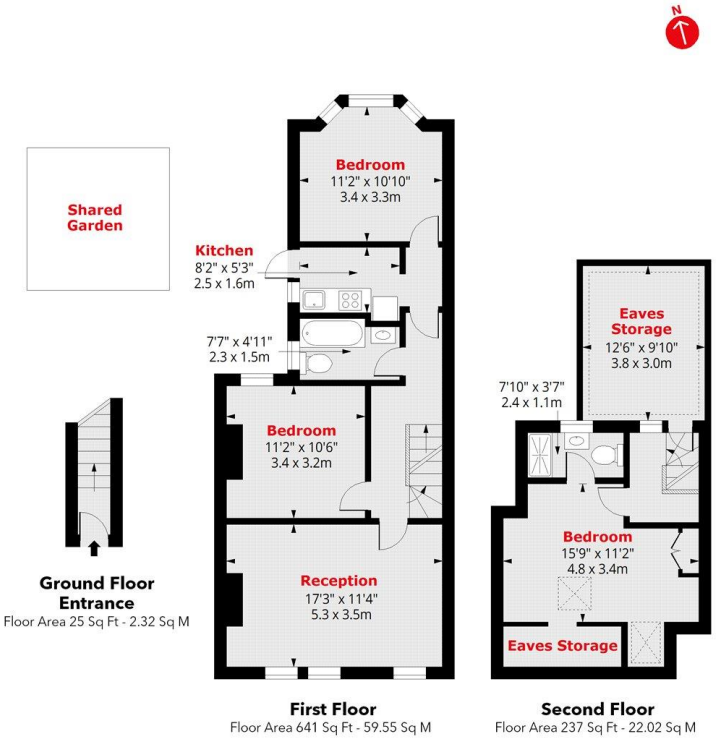
3

1

Floor Plans

Hawarden Road E17

Approx. Gross Internal Area 903 Sq Ft - 83.89 Sq M
Approx. Gross Eaves Storage Area 154 Sq Ft - 14.31 Sq M



Certified Property Measurer

Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 24/11/2026