

# DURDEN & HUNT

INTERNATIONAL



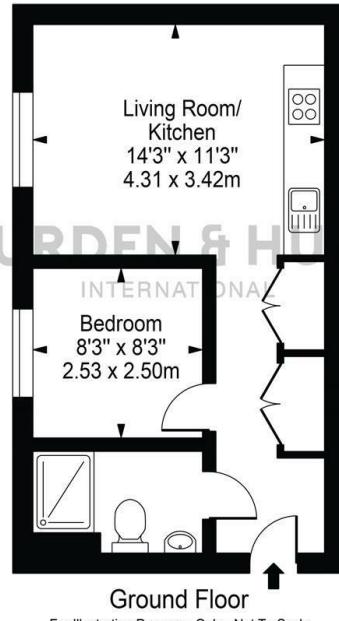
## Cannock Court, Hawker Place, Walthamstow E17

Asking Price £260,000

- Chain Free
- Offers Good Value For Money
- Well Maintained Grounds
- Ground Floor Apartment
- Excellent Transport Links
- Bathroom With Walk In Shower
- Great Location
- Open Plan Living, Kitchen And Dining Room

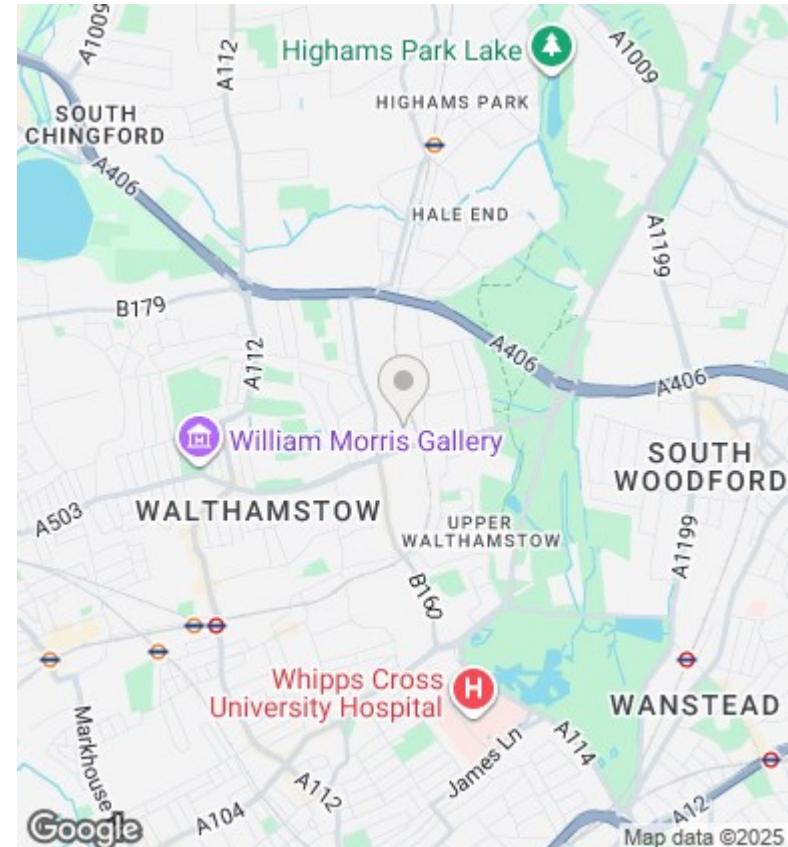
Cannock Court,  
Hawker Place

Approx. Gross Internal Area 358 Sq Ft - 33.24 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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