



**1 Bed  
Apartment  
located in**



52a Hawarden Road  
London  
E17 6NS



## £1,800 Per Month

Sincere Lettings are delighted to present this one bedroom Warner flat to rent, which is a wonderful addition to the E17 rental market and is located on Hawarden Road.

The flat benefits from a separate kitchen, separate living room, bedroom with fitted cupboard and a shared garden

Less than 1 minute walk to Blackhorse road station

The flat is in a great location, close to nearby bus and train stations, allowing for simple commuting. The property is ideal for prospective tenants because it is surrounded by a variety of local shops, supermarkets, and cafes, allowing them to get all of their daily necessities right on their doorstep.

Available now coming unfurnished

EPC rating : D

\*Tenant Fees\*





52a Hawarden Road, London, E17 6NS

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

## DIRECTIONS

### CONTACT

252 Hoe Street  
London  
E17 3AX

E: [admin@sincerelettings.co.uk](mailto:admin@sincerelettings.co.uk)

T: 02085200425

[www.sincerelettings.co.uk](http://www.sincerelettings.co.uk)

