

# HUNTERS<sup>®</sup>

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## Aster Court, Woodmill Road

Hackney, London, E5 9GB

Guide Price £300,000 - £330,000



- TWO DOUBLE BEDROOMS
- BATHROOM
- CLOSE PROXIMITY TO TRANSPORT LINKS
- MODERN BLOCK
- OPEN PLAN KITCHEN LIVING AREA
- OWN SECURE UNDERGROUND PARKING SPACE
- STYLISH AND CONTEMPORARY

Tel: 0207 474 2345

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Stylish and contemporary two bedroom apartment situated on the second floor of this popular modern block. The property boasts two double bedrooms, open plan kitchen/living area with a Juliet balcony. Further boasting its own secure underground parking space. Positioned well for all local amenities with River Lea, along with Clapton, Stoke Newington and Lea Bridge Station in close proximity.

### OPEN PLAN KITCHEN/LIVING AREA

17'9" x 10'8" (14'6" at widest point) (5.40 x 3.26 (4.41 at widest point))

Engineered wood flooring, Juliette balcony fills this room with fantastic natural light, open to kitchen:

Range of wall and base units, rolling worktop with stainless steel sink and mixer tap, plumbing and space for washing machine, electric cooker, electric radiator.

### BEDROOM ONE

11'6" x 8'6" (10'11" at widest point) (3.51 x 2.58 (3.34 at widest point))

Double glazed window, wood effect laminated flooring, electric radiator.

### BEDROOM TWO

11'6" x 8'6" (3.50 x 2.60)

Double glazed window, wood effect laminated flooring, electric radiator.

### BATHROOM

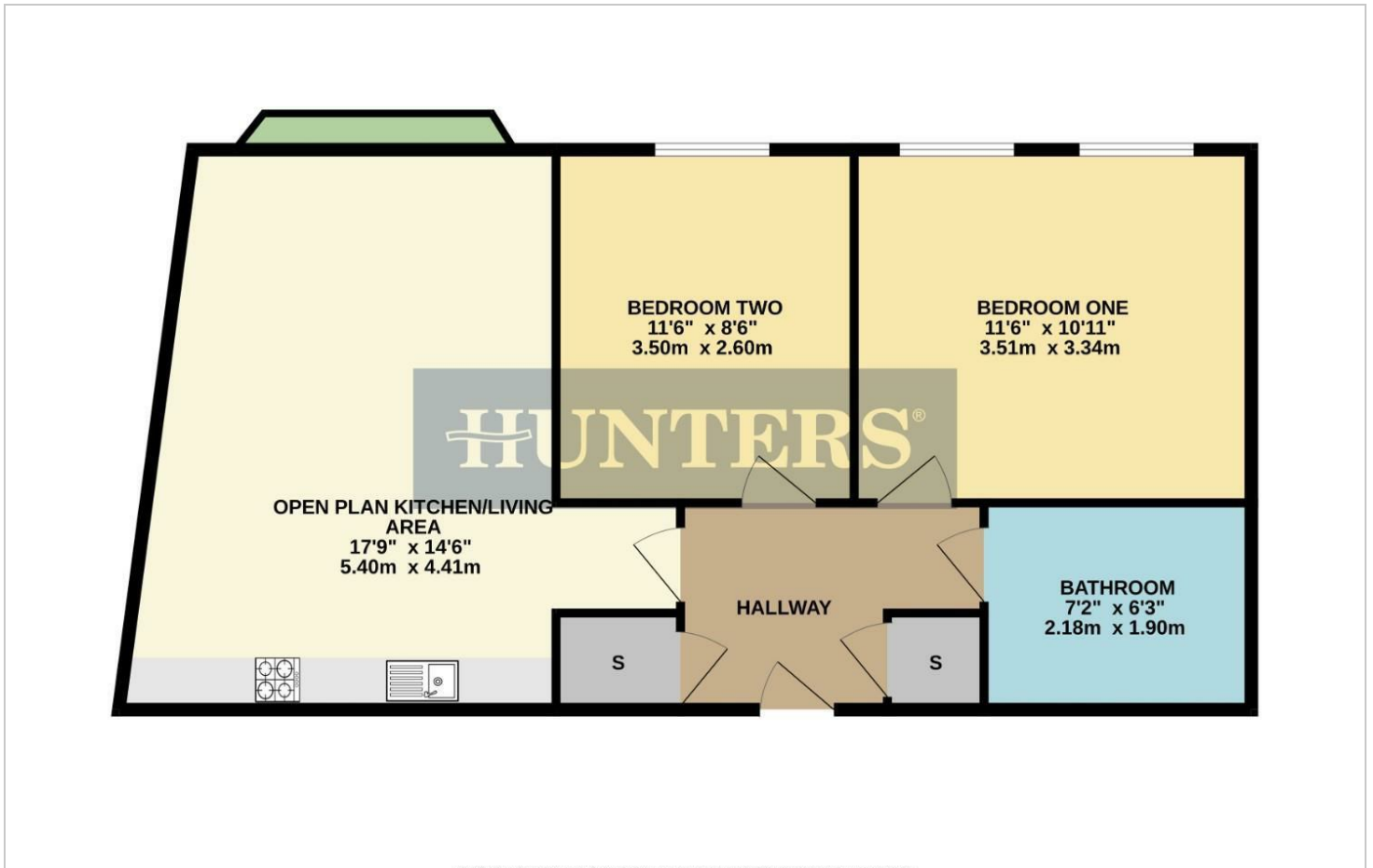
7'2" x 6'3" (2.18 x 1.90)

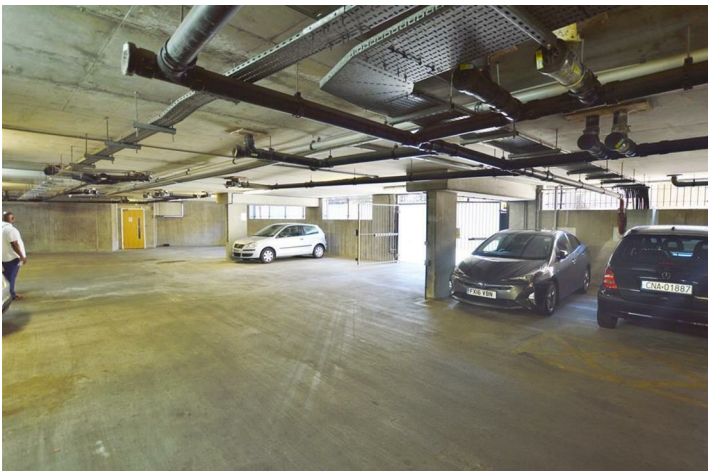
Three piece suite comprising of panelled bath, wash hand basin, wall hung w.c, tiled flooring.

### PARKING

Secure underground parking space.

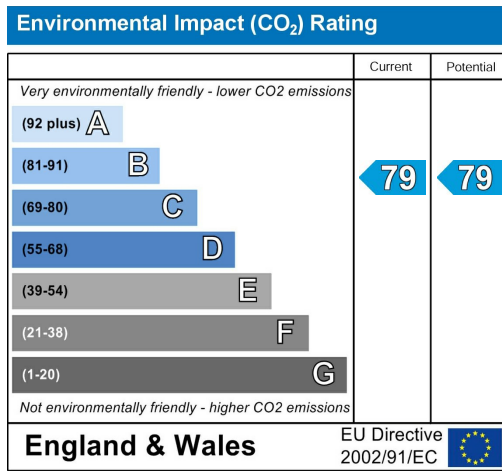
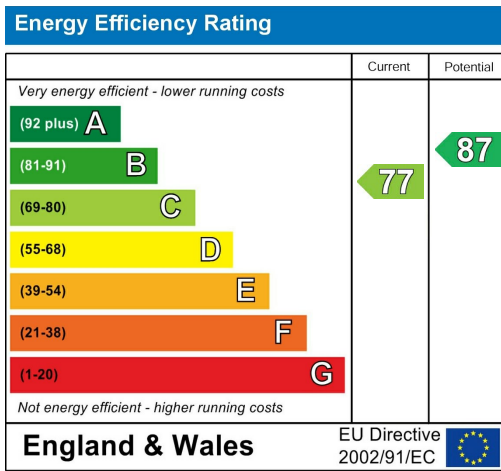
# Floorplan







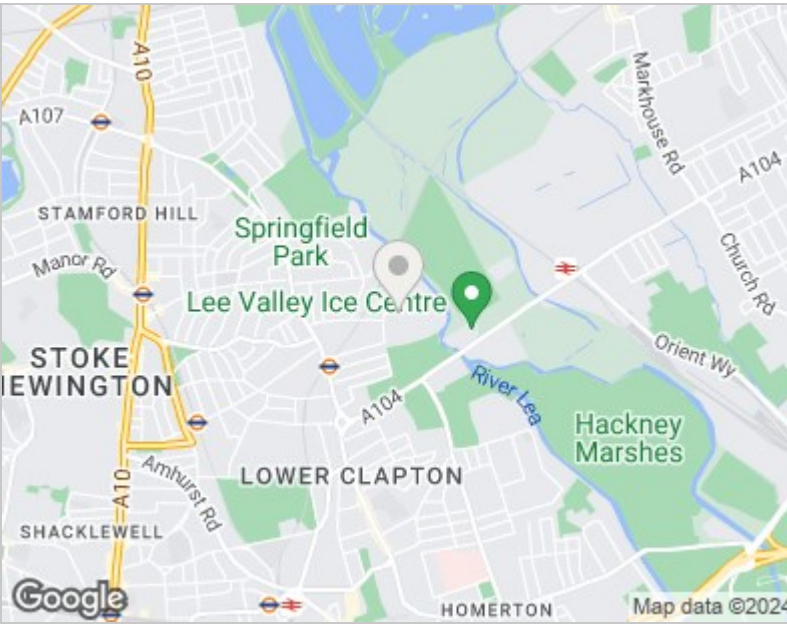
### Energy Efficiency Graph



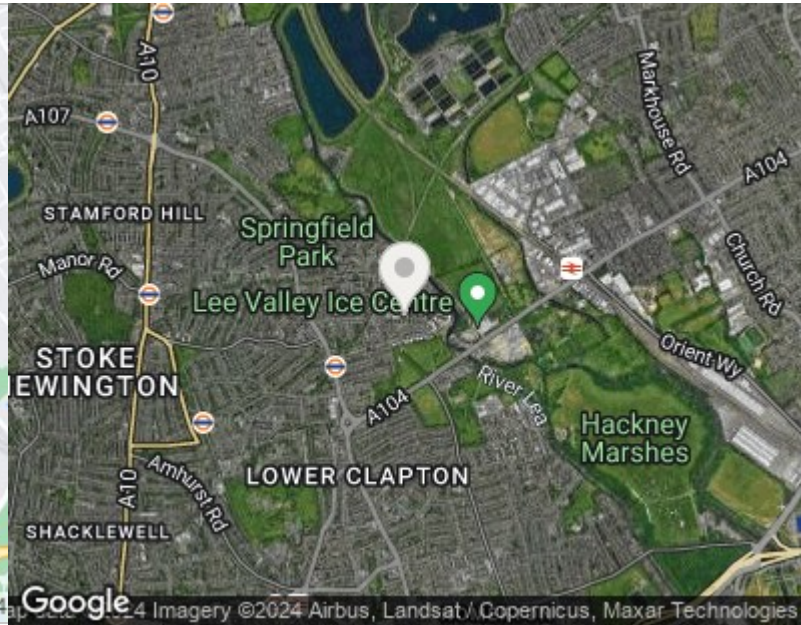
### Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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