

Wild & Co.

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Cassland Road, E9 5DA

2 Double bedroom split level apartment with large south facing roof terrace with views of Victoria Park and communal garden. Prime location on the corner of Cassland Road and Annis Road, directly off Victoria Park Road, moments from Victoria Park and walking distance to Homerton Station. Offering this unique and beautiful family home with large lounge, high ceilings and stairs to generous mezzanine level/home office, 2 double bedrooms, fitted kitchen/diner, bathroom/WC, roof terrace and communal garden. Early viewing highly recommended.

Offers In Excess Of £650,000 | Leasehold

Cassland Road, E9 5DA



- Split level apartment
- South facing private roof terrace
- Mezzanine / home office
- Great overall condition
- 2 double bedrooms
- Moments from Victoria Park
- Large eaves storage
- Communal Garden
- Fitted kitchen/diner
- Approximately 1582 sq ft

Paragraph

Wild & Co. are pleased to offer for sale a 2 double bedroom split level apartment with large south facing roof terrace and communal garden.

Prime location on the corner of Cassland Road and Annis Road, directly off Victoria Park Road, moments from Victoria Park and walking distance to Homerton Station.

Offering: This unique and beautiful family home with large lounge, high ceilings and stairs to generous mezzanine level, 2 double bedrooms, fitted kitchen/diner, bathroom/WC, large south facing roof terrace with views of Victoria Park and communal garden. Early viewing highly recommended.

Entrance: Via communal door on Annis Road, stairs leading to:

Main Front Door:

Stairs leading to first floor landing, fitted carpet, spotlights, double glazed door to roof terrace, door to:

Hallway: Fitted carpet, spotlights, storage, radiator, entry phone system, doors to:

Master bedroom: Fitted carpet, spotlights and directional lighting, 2 x radiators, 2 x windows to side aspect.

Bedroom 2: Fitted carpet, spotlights and directional lighting, radiator, window to side aspect.

Bathroom: white 3-piece suite, comprising of: side panel bath with mixer taps and thermostatically controlled shower, low flush W/C, wash hand basin with mixer tap, part tiled walls, tiled flooring, chrome heated towel rail, extractor fan, spotlights and window to side aspect.

Lounge: fitted carpets, high ceilings, spotlights and dropped down center lights, 2 x radiators, 2 x windows to front aspect, under stair storage, fitted carpets and stairs to mezzanine level, open to:

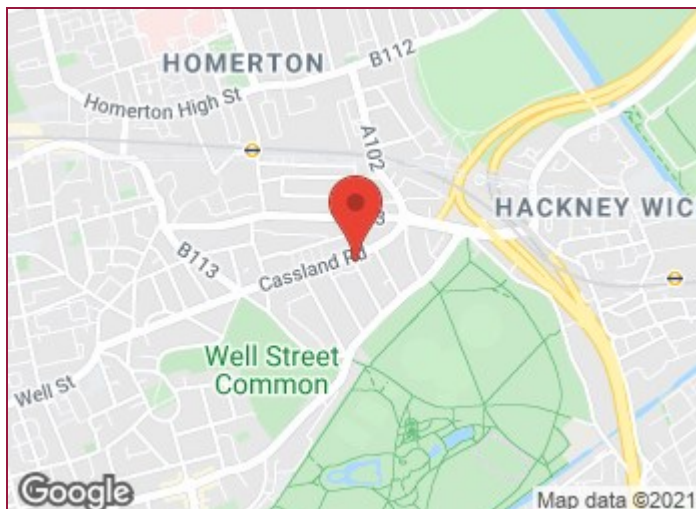
Fitted kitchen/diner: arranged of wall

and base mounted units, with granite work surfaces, built-in electric oven, hob and extractor, stainless still sink unit with drainer, mixer tap, tiled splash-back walls, integrated washing machine and dishwasher, centre light fitting, wood flooring, radiator, fitted cupboard (housing boiler), large window to rear aspect, dining area.

Mezzanine: Overlooking lounge, fitted carpet, radiator, exceptionally large eaves storage, spotlights, window to rear aspect.

Roof Terrace: 21'3 x 20'8 feet, south facing with views of Victoria Park, ceramic tiled flooring.

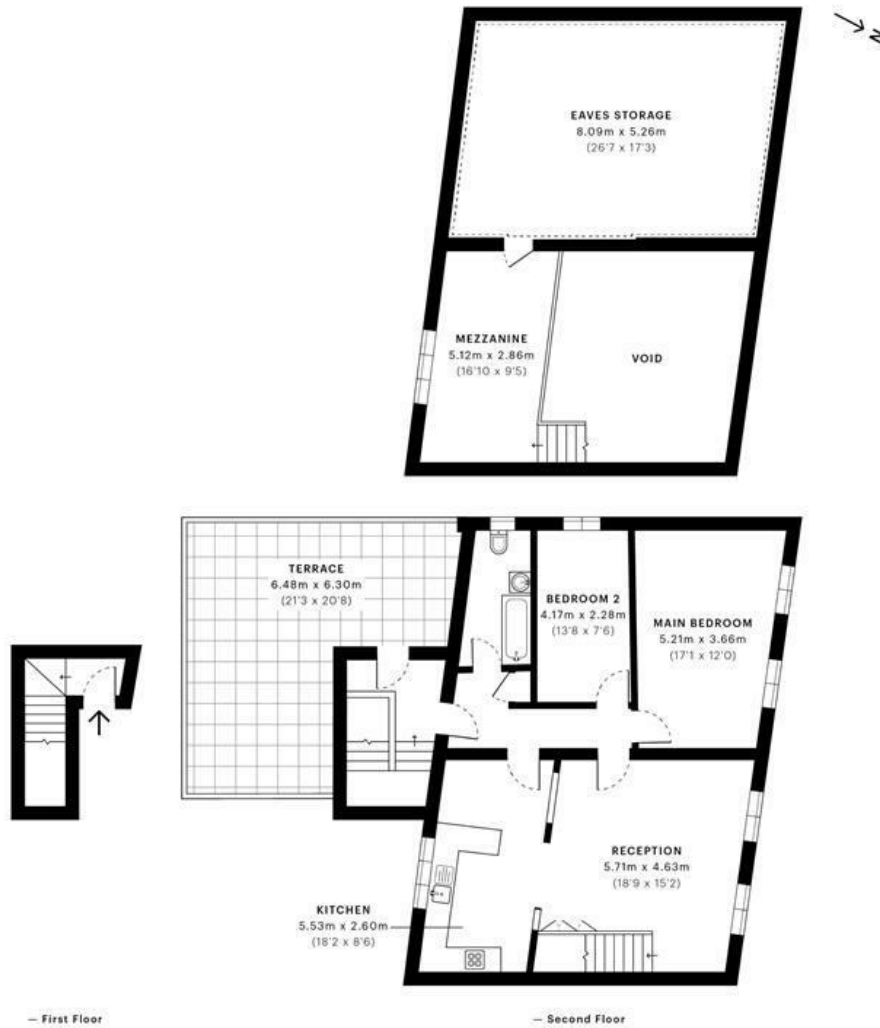
Communal garden: south facing, walled garden.



Directions

Corner of Cassland Road and Annis Road, directly off Victoria Park Road.





GROSS INTERNAL AREA (GIA)
The footprint of the property
147.03 sqm / 1582.62 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
136.37 sqm / 1467.87 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
30.27 sqm / 325.82 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
38.68 sqm / 416.35 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 173.06 sqm / 1862.80 sqft
IPMS 3C RESIDENTIAL 166.54 sqm / 1793.70 sqft
SPEC ID: 60b5f47d4646a70e292effc5

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.