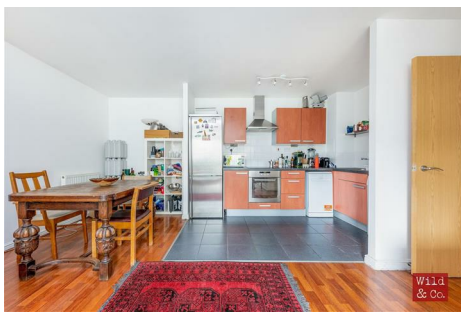


# Wild & Co.

wildandco.uk



## Richmond Road, E8 3QR

Situated on the 3rd floor of this well appointed, gated development is this spacious 3 bedroom apartment filled with natural light throughout. Hacon Square also benefits from a concierge and on-site gym.

Comprising 3 double bedrooms with one en suite, a family bathroom, and a generous, south facing open plan reception room with a Juliette balcony. Spanning over 900 sq ft; this apartment lends itself to a sociable, comfortable home. Available from 17th Oct. 2022

**Offers In Excess Of £700,000 | Leasehold**

# Richmond Road, E8 3QR



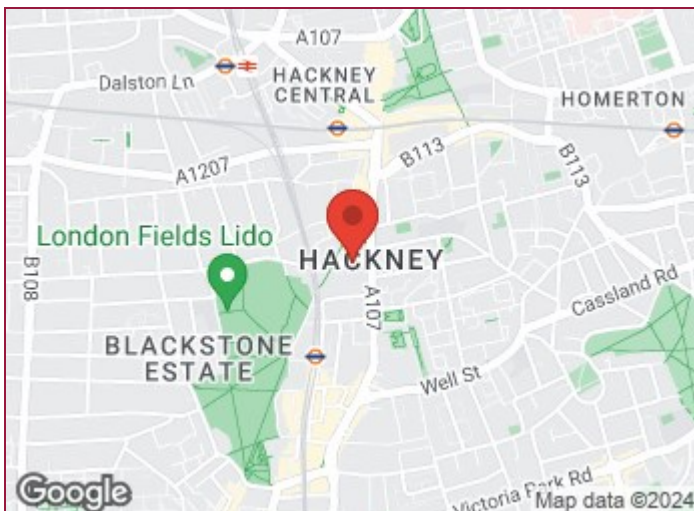
- 3 double bedroom apartment
- Gated development
- Open green spaces of London Fields, Victoria Park and Hackney Downs are nearby
- Available 17th Oct. 2022
- Large open plan kitchen/reception
- On-site gym
- Located among Hackney's best restaurants
- Spanning over 900 sq ft
- Concierge
- Walk distance to London Fields and Hackney Central Stations

Hacon Square is perfectly positioned on the corner of Richmond Road and Mare Street, in the heart of London Fields. The open green spaces of London Fields, Victoria Park and Hackney Downs are all within walking distance and Mare Streets shops, bars and restaurants are just moments away.

Hacon Square is located among Hackney's best restaurants; Pophams Bakery, Pigdin, Lardo, Little Duck The Picklery to name a few. Broadway Market and Victoria Park come alive with their weekly markets, leaving the discerning foodie spoilt for choice.

Fantastic transport links to include Hackney Central Station which runs services to Stratford and Highbury and Islington. London Fields offers direct services to Liverpool Street with great bus routes into the City.

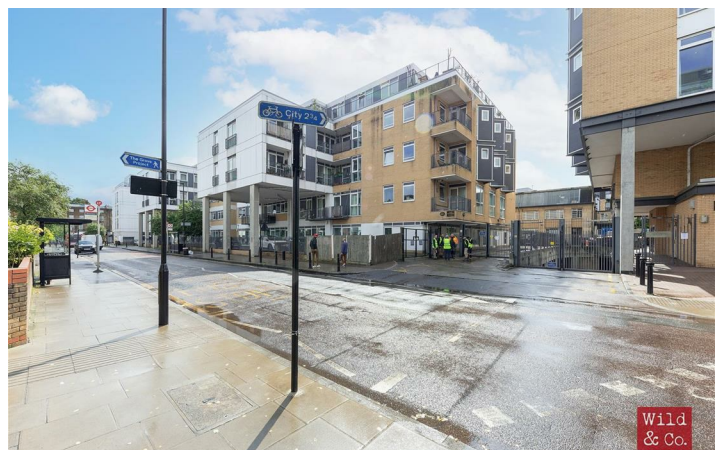
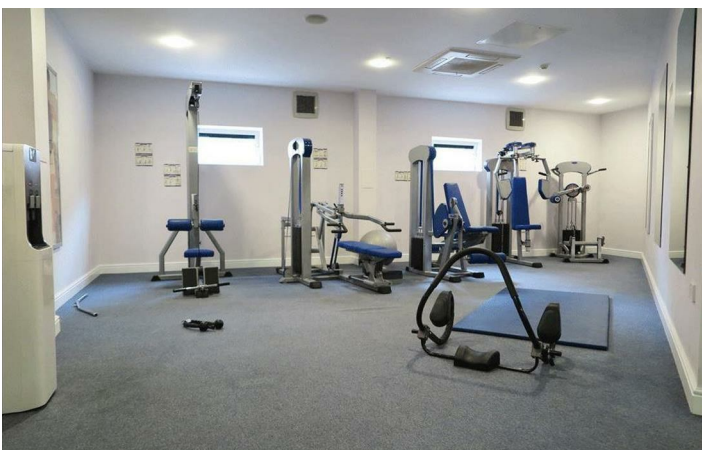
Offered furnished. Available 17th Oct. 2022



## Directions

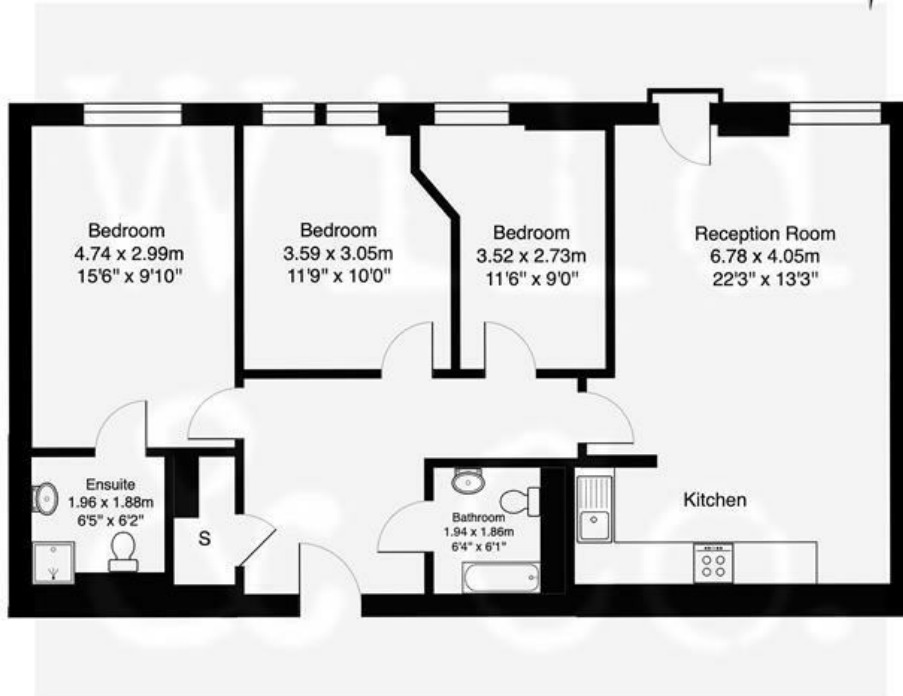
Situated on the corner of Richmond Road and Mare Street. 0.3 miles from London Fields Station via Ellingfort Road and Mentmore Terrace.





# Hacon Square - E8

Approx. Gross Internal Area 86.1 sqm / 927 sqft



## THIRD FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

Copyright One Square Space Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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