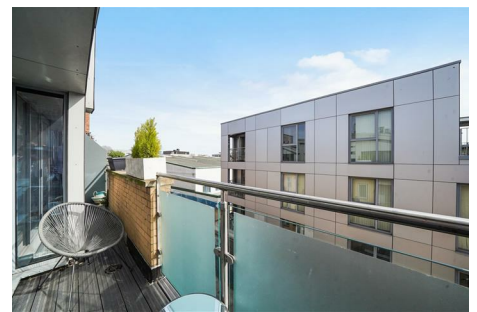


# Wild & Co.

wildandco.uk



## Wadeson Street, E2 9DR

2 DOUBLE BEDROOM MODERN APARTMENT, situated in the heart of Hackney. Walking distance of Cambridge Heath (City links) and Bethnal Green, next to award winning Victoria Park and London Fields and the ever-popular Mare Street, benefiting from local shops and restaurants. Offering beautiful walks and cycle rides along the Regents Canal. 2 double bedrooms, large bathroom/WC, en-suite shower/WC, open plan fitted kitchen with fitted appliances, open plan lounge with large double-glazed windows to front aspects & door to private South facing balcony - Offered with share of freehold. Available now.

**Offers In Excess Of £650,000 | Freehold**

# Wadeson Street, E2 9DR



- 2 double bedroom modern apartment
- Moments away from the award winning Victoria Park
- South facing private balcony
- Available now
- 2 bathrooms
- Directly off the ever-popular Mare Street, benefiting from local shops and restaurants
- Open plan kitchen / living room
- Situated in the heart of Hackney
- Close to London Fields
- Share of freehold

## Paragraph

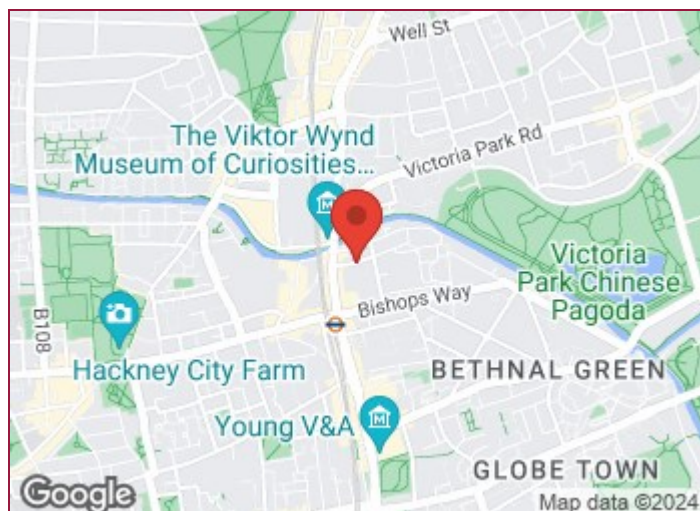
Wild & Co. are pleased to offer for sale this bright and airy 2 double bedroom, 2 bathroom with private south facing balcony, modern apartment.

Situated in the heart of Hackney. Walking distance of Cambridge Heath (City links) and Bethnal Green, next to award winning Victoria Park and London Fields and the ever-popular Mare Street, benefiting from local shops and restaurants.

Offering beautiful walks and cycle rides along the Regents Canal.

Benefiting from: 2 double bedrooms, large bathroom/WC, en-suite shower/WC, open plan fitted kitchen with fitted appliances, open plan lounge with large double-glazed windows to front aspects & door to private South facing balcony.

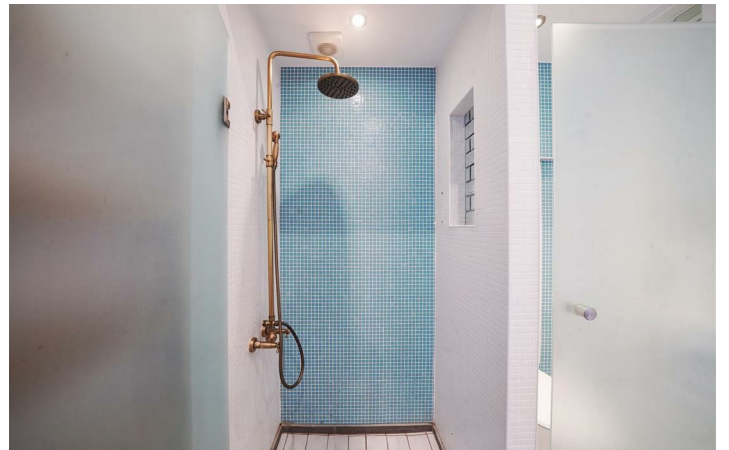
Offered with Share of Freehold. Available now.



## Directions

Directly off Mare Street ( A107 )





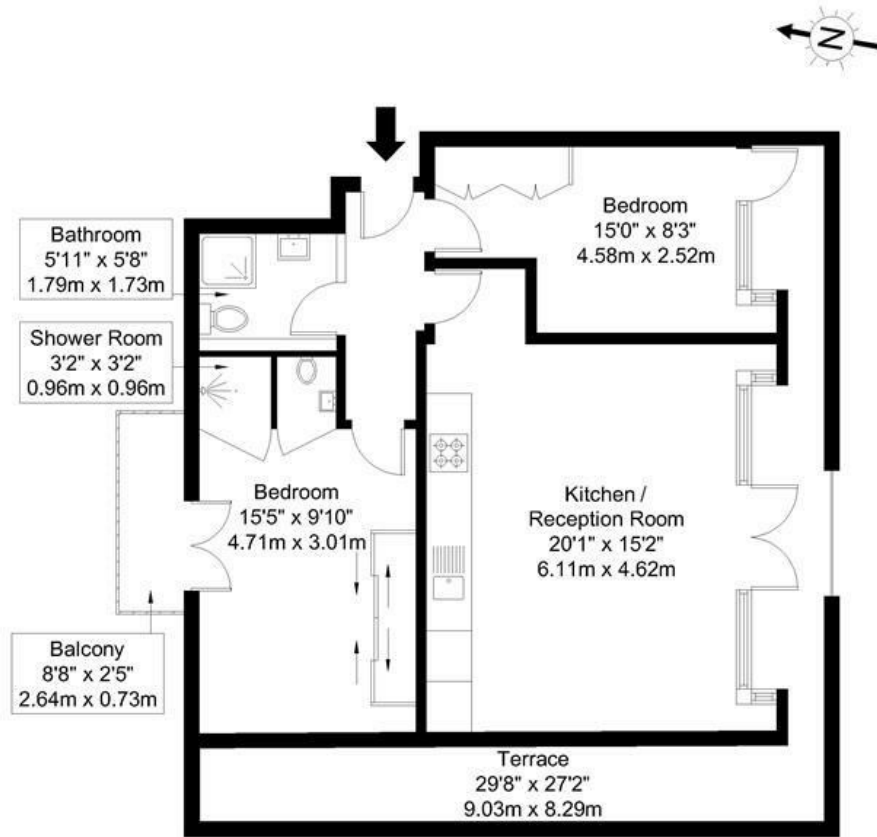
# Wadeson Street, E2 9DR

Approx Gross Internal Area = 53 sq m / 570 sq ft

Balcony = 2 sq m / 22 sq ft

Terrace = 15 sq m / 161 sq ft

Total = 70 sq m / 753 sq ft



Third Floor

Ref:

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.