

Wild & Co.

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Hacon Square, Richmond Road, E8 3QR

PRICED TO SELL! Situated on the 2nd floor of this well appointed, gated development is this spacious 2 bedroom apartment filled with natural light throughout. Moments from London Fields, Hacon Square also benefits from a concierge and on-site gym. Comprising 2 double bedrooms with one en suite shower/WC, a bathroom/WC, and a generous south facing open plan reception room with a Juliette balcony. Chain free.

Guide Price £450,000 | Leasehold

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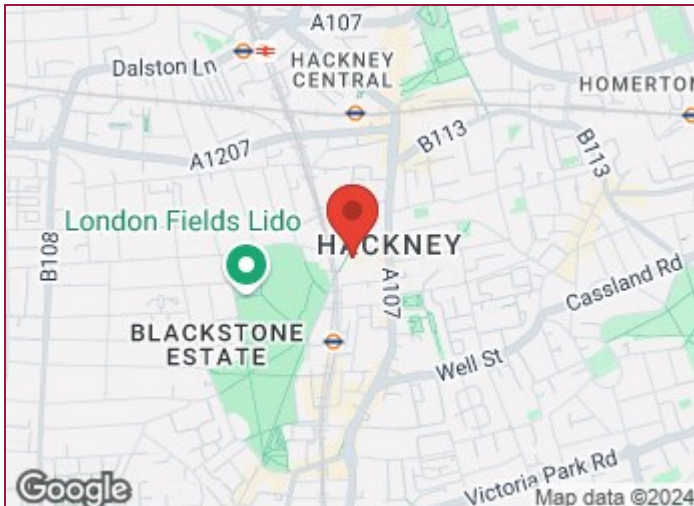
- Spacious 2 bedroom apartment filled with natural light throughout
- South facing open plan reception room with a Juliette balcony
- Ideal first time or buy to let purchase
- Situated on the 2nd floor with lift access
- Fitted kitchen
- Moments from London Fields
- Gated development with concierge and on-site gym
- Bathroom/WC & en suite shower/WC
- Chain free

Wild & Co. are delighted to offer for sale this: 2nd floor of this well appointed, gated development is this spacious 2 bedroom apartment filled with natural light throughout.

Moments from London Fields, Hacon Square also benefits from a concierge and on-site gym.

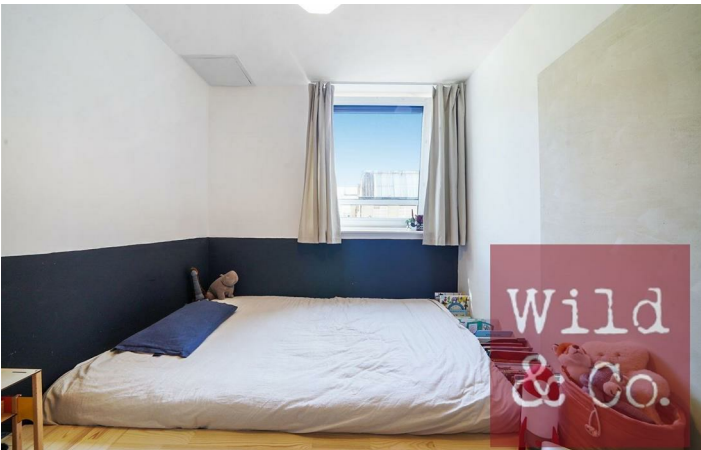
Comprising 2 double bedrooms with one en suite, a bathroom, and a generous south facing open plan reception room with a Juliette balcony.

Chain free.



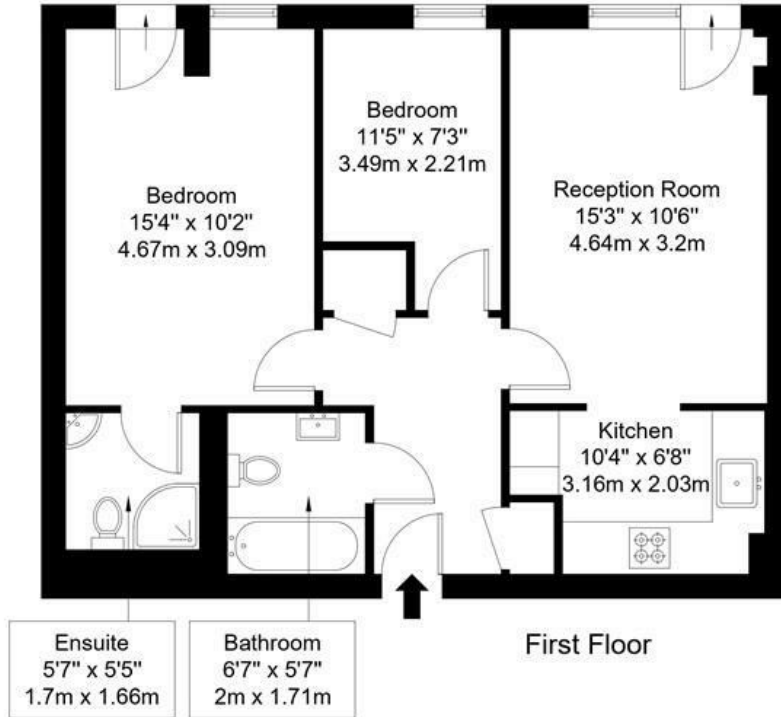
Directions

Directly off Mare Street (A107), moments from London Fields.



Richmond Road, E8 3QR

Approx Gross Internal Area = 58.8 sq m / 633 sq ft



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.

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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		79	81
	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		

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