



Flat 1

Hackney Road | | London | E2 7AP

£425,000



STRETTONS

Key features

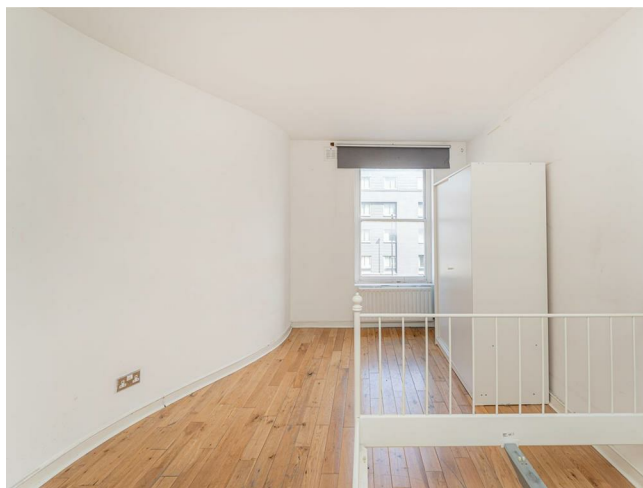
- Two Bedroom Flat
- Second Floor
- Gas Central Heating Via A Vaillant Combination Boiler
- Within 1/4 mile of Cambridge Heath Station
- Chain Free
- Conversion
- Fully Fitted Kitchen

Description

This charming two-bedroom flat, located on the second floor of a well-maintained conversion, offers comfortable living with the added convenience of gas central heating powered by a Vaillant combination boiler. Situated within a short walk of Cambridge Heath Station (just 1/4 mile away), this property benefits from excellent transport links, ensuring easy access to the heart of London. The flat is offered chain-free, making for a smooth and hassle-free purchase. Inside, you'll find a fully fitted kitchen that is ideal for both everyday cooking and entertaining. The property also boasts spacious living areas and two well-proportioned bedrooms, providing a great balance of comfort and practicality.

Nestled in the vibrant E2 area, the flat is surrounded by an eclectic mix of local amenities, including trendy cafes, restaurants, and independent shops. The area is known for its artsy atmosphere, with creative spaces and street art adding to its unique charm. Nearby Victoria Park and London Fields provide a green escape, while excellent local transport links make commuting a breeze. This is an exciting opportunity to secure a stylish home in one of East London's most sought-after locations.

Directions





Floor plans



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



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		EU Directive 2002/91/EC 

Council Tax Band C EPC Rating



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