



8A, Rutland Road, London, E9 7JQ

Guide Price £720,000 Leasehold

Perfectly located in Victoria Park Village, this SOUTH FACING TWO BEDROOM apartment occupies the first floor of a small, modern block of apartments set within a secure gated development on the grounds of a converted Victorian school. Bathed in natural light, the apartment features impressive high ceilings, sash windows, double glazing throughout and wooden flooring.

The layout includes a reception hall, fitted kitchen with integrated appliances opening to a spacious living/entertaining area, master bedroom with an en-suite bathroom and bespoke built-in wardrobes, a second double bedroom, and a stylish shower room. Additional features include ample storage and an external storage cupboard.

Situated moments from vibrant eateries, pubs, and shops in the Village, the apartment is just a minute away from the leafy, green spaces of Victoria Park. It offers easy access to the Central & District lines, London Fields and Homerton Overground Stations, and is conveniently close to Shoreditch, the City, and Canary Wharf.

To arrange a viewing call us on 020 8530 4646.

Entry/Reception

3'10" x 3'2" (1.17 x 0.98)

Open-Plan Kitchen/Living Area

22'4" x 17'7" (6.81 x 5.37)

Inner Hallway

8'8" x 2'11" (2.65 x 0.90)

Bedroom One

13'3" x 10'11" (4.04 x 3.35)

Bedroom Two

13'2" x 8'9" (4.03 x 2.69)

Bathroom

7'6" x 5'8" (2.30 x 1.73)

Shower Room

10'4" x 3'2" (3.16 x 0.99)



