

HACKNEY ROAD HACKNEY ROAD

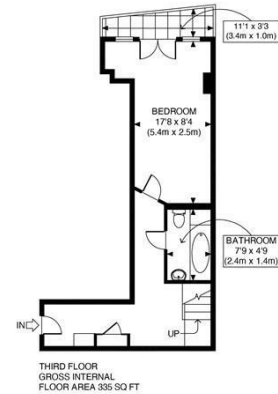
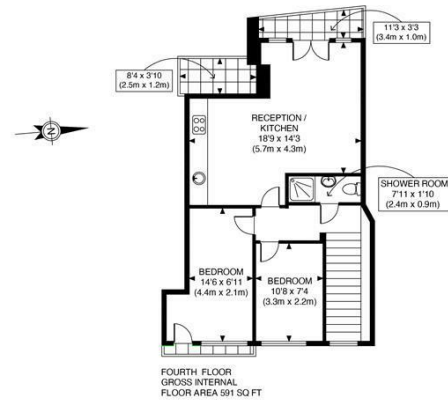
E2 8FE

£700,000
LEASEHOLD

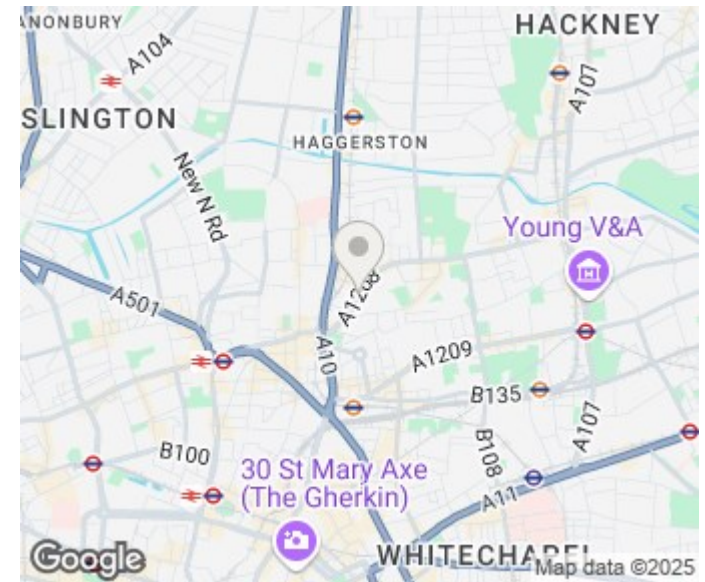
Chain Free Occupying the third and fourth floor of this striking modern development on Hackney Road - this three bedroom, two-bathroom, three balcony apartment enjoys a popular urban location within an easy walk of both Columbia Road and Old Spitalfields Market where you are home to a community of one-off markets, plus a mix of independent local stores and restaurants to discover.

Spanning 1000 Sq/Ft of internal living space the property features a flowing open-plan living area, including a stylish, fully fitted kitchen, integrated appliances make for all the features necessary to accommodate a contemporary lifestyle for the next discerning buyer. This great modern apartment features two large private balconies creating a fantastic outdoor extension to the main living area.

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APPROX. GROSS INTERNAL FLOOR AREA 926 SQ FT / 86 SQ M
Ref: 280624 Copyright **photosplan**
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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