

## WELL STREET, LONDON, E9

£2,450 PCM

\* VIRTUAL TOUR AVAILABLE \* Goldman Greg are delighted to offer this immaculate two double bedroom modern apartment situated off Mare Street in Hackney.

Built to an extremely high standard, this spacious property features two large double bedrooms, a bright reception with an open plan fully equipped kitchen, beautiful bathroom and balcony.

Great location within a short walk to Hackney Central station, bus routes and close by to numerous cafes, bars and restaurants of Hackney, London Fields and Dalston.

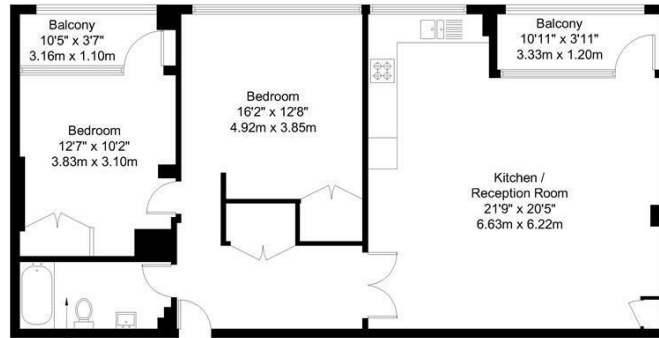
Available from the 27th April 2024, early viewings are highly recommended.



Goldman Greg

## Well Street, E9 7PX

Approx Gross Internal Area = 82 sq m / 882 sq ft  
 Balcony = 9 sq m / 96 sq ft  
 Total = 91 sq m / 980 sq ft



First 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.

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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			
<b>England &amp; Wales</b>		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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