



Principal Square, E9

£850,000

A two bedroom loft style apartment within a gated Grade II Listed Victorian school conversion. The space can be used in many different ways and is currently set up with a study, two bedrooms, family bathroom, open plan kitchen/living area and dining room. The apartment benefits from a south facing aspect, large loft space, allocated parking and a Share of the Freehold. It is being sold chain free.

Principal Square is within close proximity to Chatsworth Road with its many cafés, shops and Sunday market. The green spaces of Hackney Marshes and Victoria Park are a short walk away. Homerton Overground is under half a mile away and Hackney Central & Hackney Downs are just

Features

Offers Over
Victorian School Conversion
Grade II Listed
Mezzanine
Top Floor
Loft Space
Chain Free
Allocated Parking
Share of Freehold



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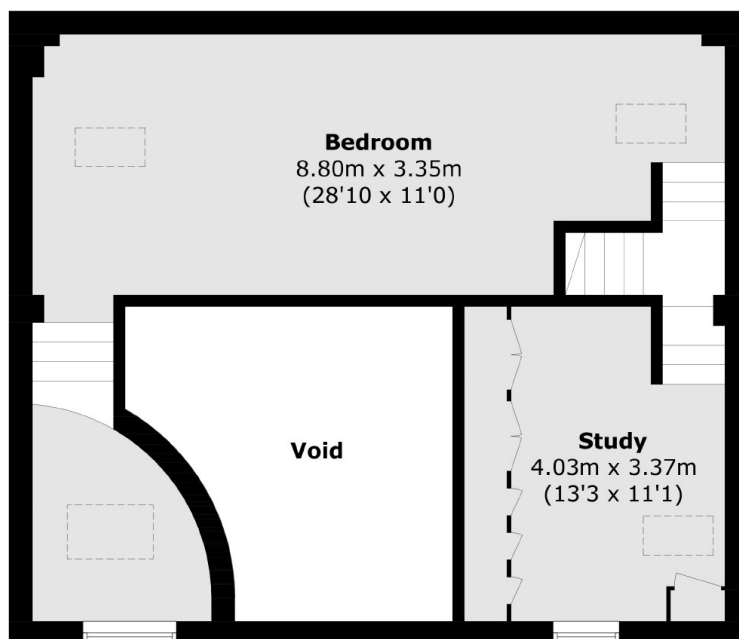
Measuring over 1120 sq ft this unique apartment has been recently renovated with bespoke kitchen, built in storage and glass pendant lighting. There is exposed brick, wooden floors, triple height ceilings and a larger than average sash window with far reaching views. Velux windows have also been recently added in the vaulted ceilings.

The full height loft space is approximately 800 sq ft and accessible by ladder. There are plans available, upon request, of how the space could be designed to incorporate the loft.

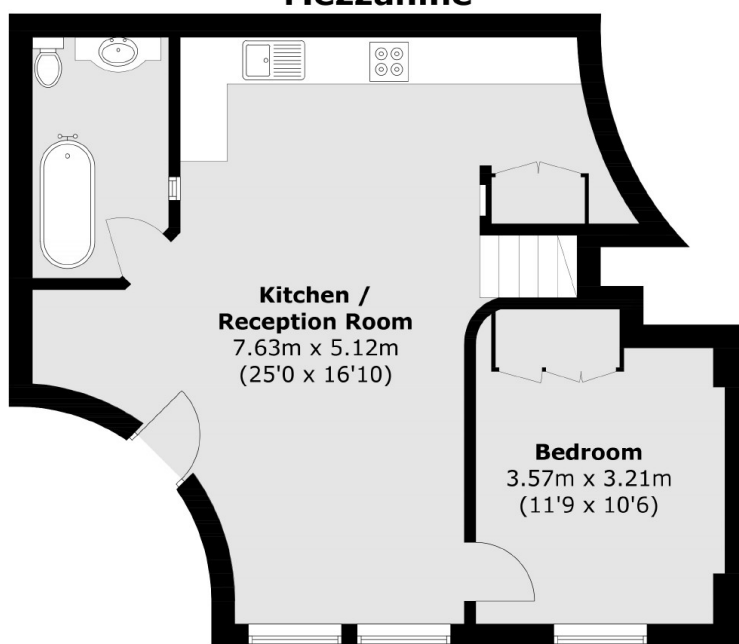
Principal Lofts has secure entry and communal gardens for its residents.



Principal Square, London, E9



Mezzanine



Second Floor

Total area (approx.): 104.9 sq. m (1,129.1 sq. ft)