



## Sylvester Path, , London, E8 1EN

- 2 Bedroom Apartment
- Newly Refurbished
- Option Of Share Of Freehold
- No Ground Rent
- Warehouse Conversion
- 999 Year Lease
- Sought After Location

**£485,000**



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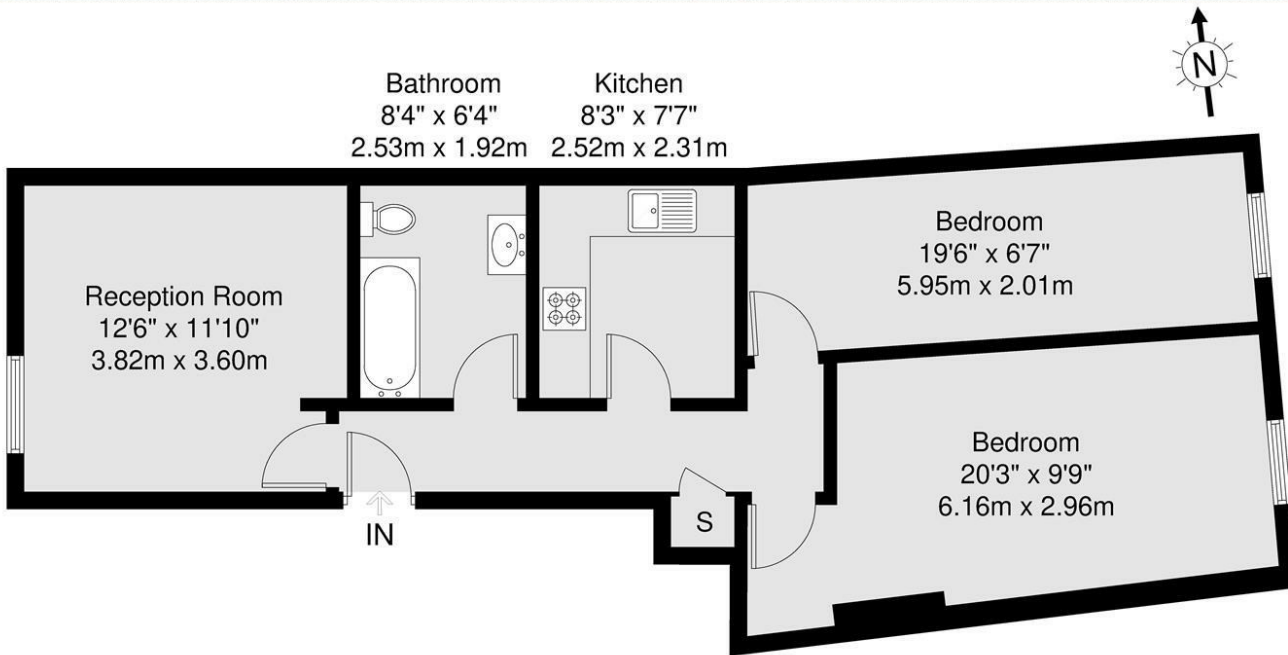
## DESCRIPTION

Nestled on a charming cobbled pedestrianised residential street is this 2 double bedroom apartment within a popular period warehouse conversion. The property which has recently been refurbished benefits from high ceilings, sash windows and a new 999 year lease.

Sylvester Path is enviably located moments from a number of key attractions including London Fields, Broadway market and the famous Hackney Empire. Hackney Downs & Hackney Central Overground Stations are within a short walk and offer an easy commute into the City.







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
62 sq m / 667 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.4 sq m / 4 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

**Viewings**

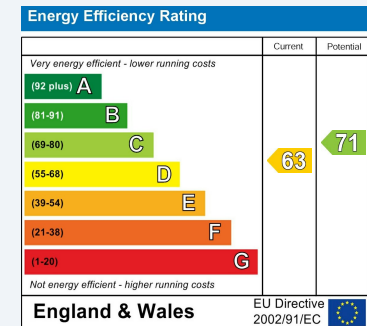
Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.