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2 1 1 1 1 D

# Sylvester Path, Hackney, E8

£400,000



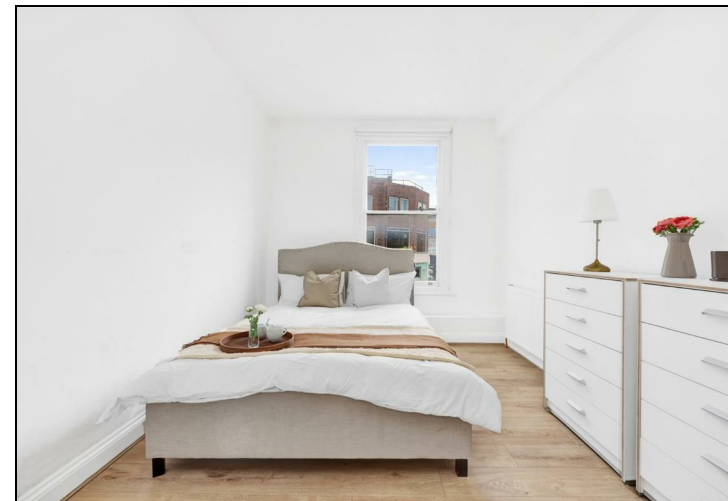
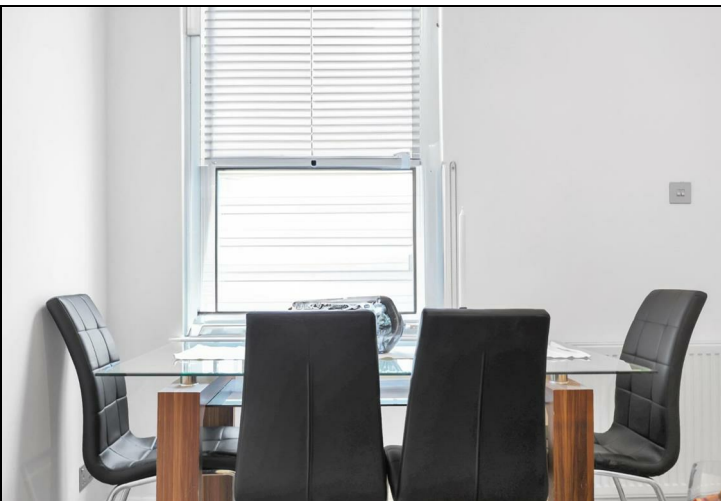
Nestled on a charming cobbled pedestrianised residential street is this 2 double bedroom apartment within a popular period warehouse conversion. The property which has recently been refurbished benefits from high ceilings, sash windows and a new 999 year lease.

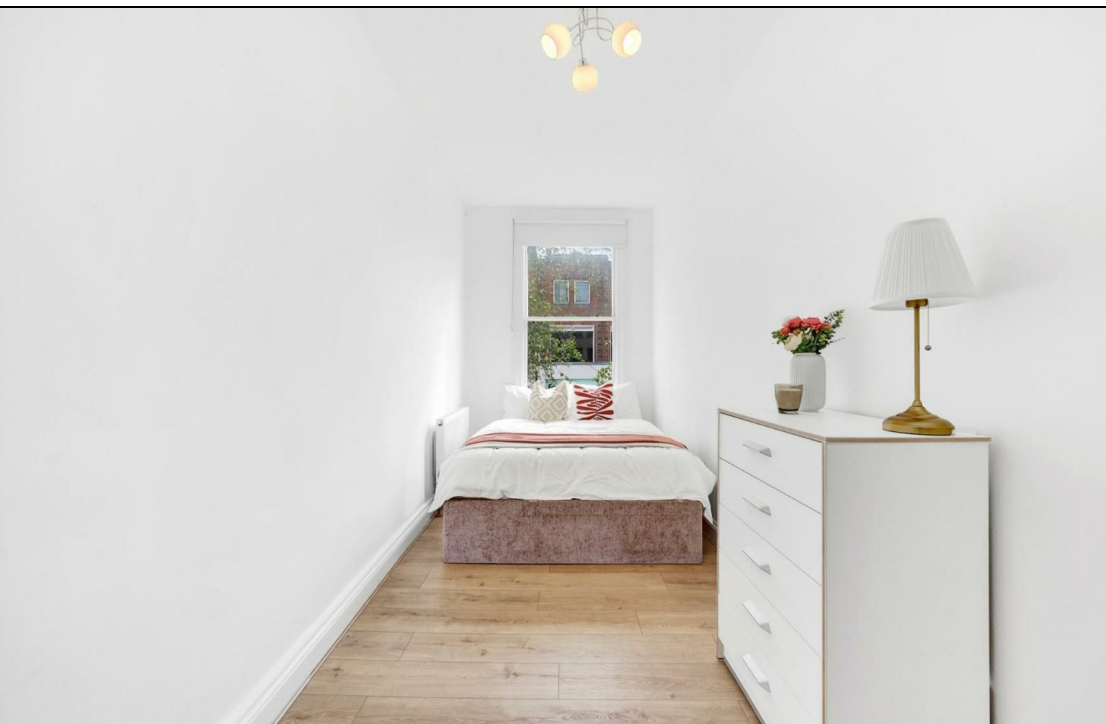
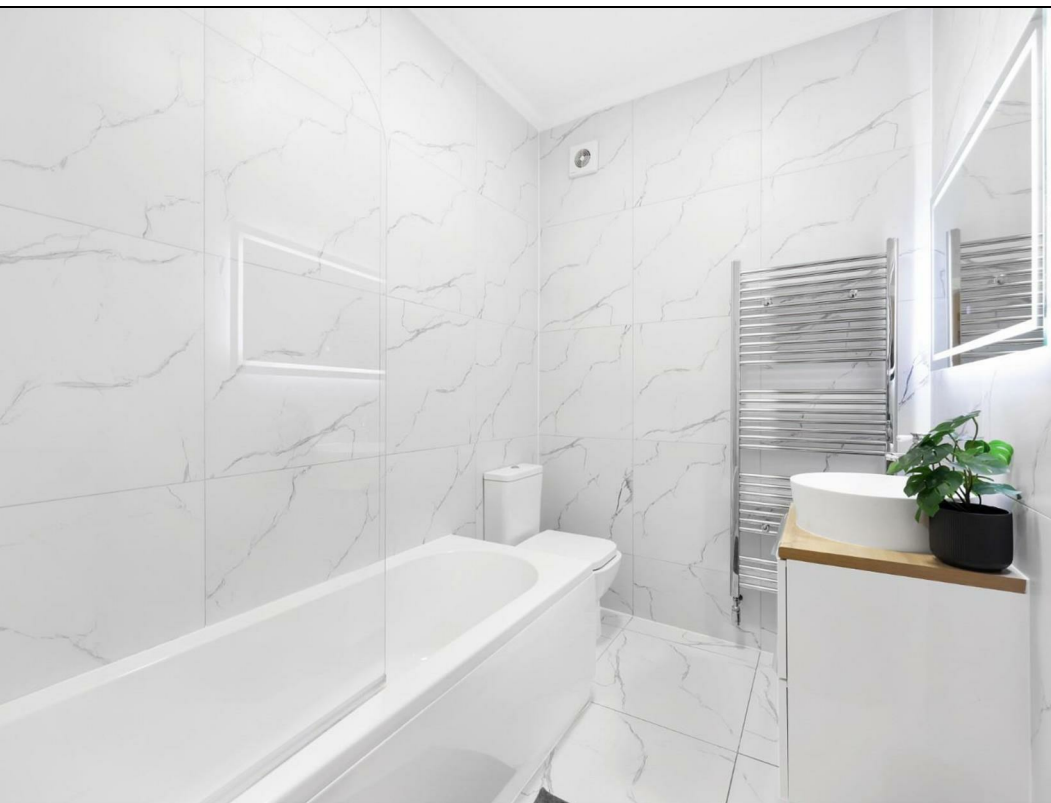
Sylvester Path is enviably located moments from a number of key attractions including London Fields, Broadway market and the famous Hackney Empire. Hackney Downs & Hackney Central Overground Stations are within a short walk and offer an easy commute into the City.



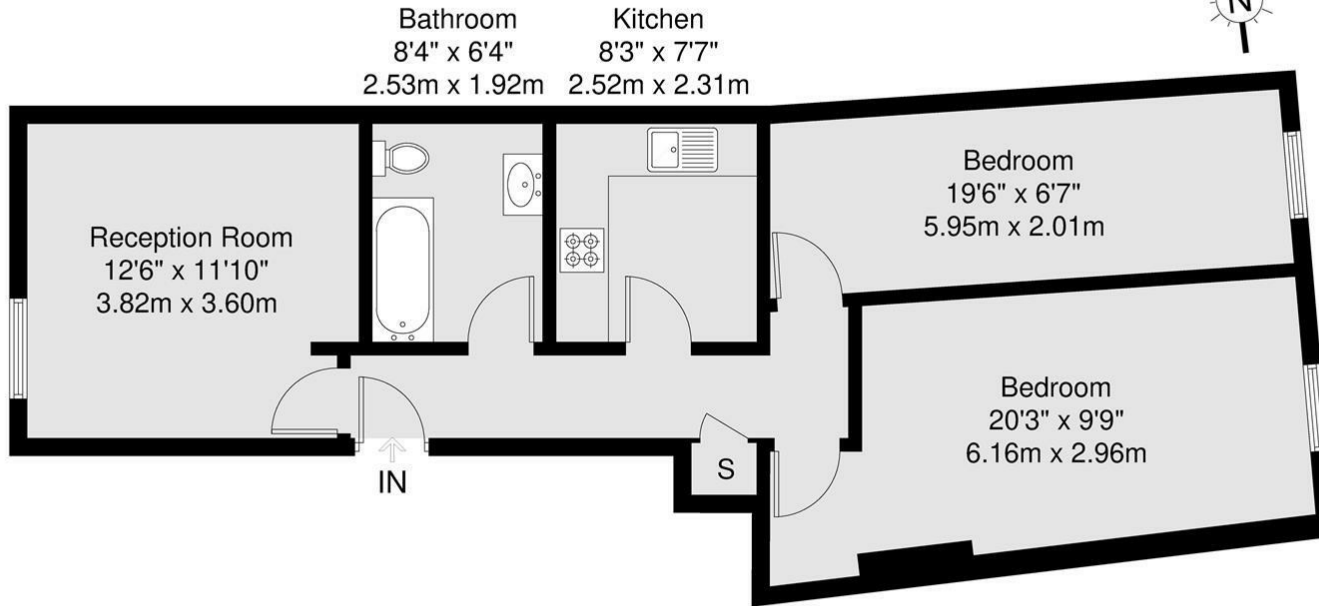
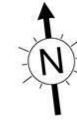
## KEY FEATURES

- 2 Bedroom Apartment
- Warehouse Conversion
  - Cash Only!
  - 999 Year Lease
- Option Of Share Of Freehold
  - Sought After Location
  - No Ground Rent
- Service Charge = £1700 pa









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

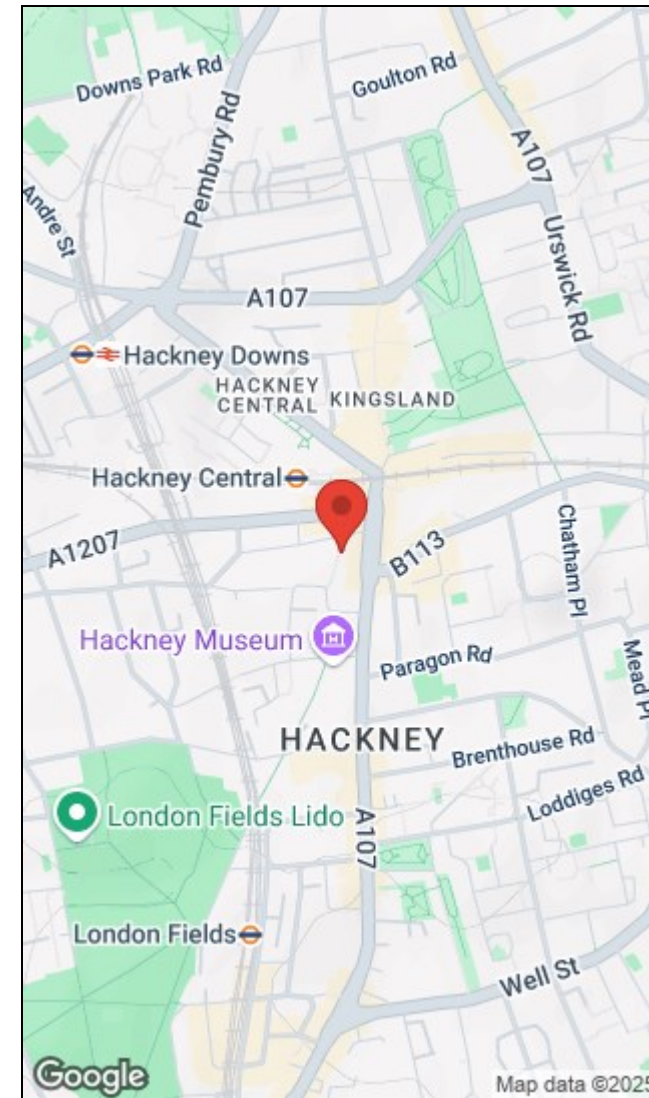
TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.4 sq m / 4 sq ft

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	63		71
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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