



HUNTERS[®]
HERE TO GET *you* THERE

2 1 1 1 1 D

Sylvester Path, Hackney, E8

£375,000



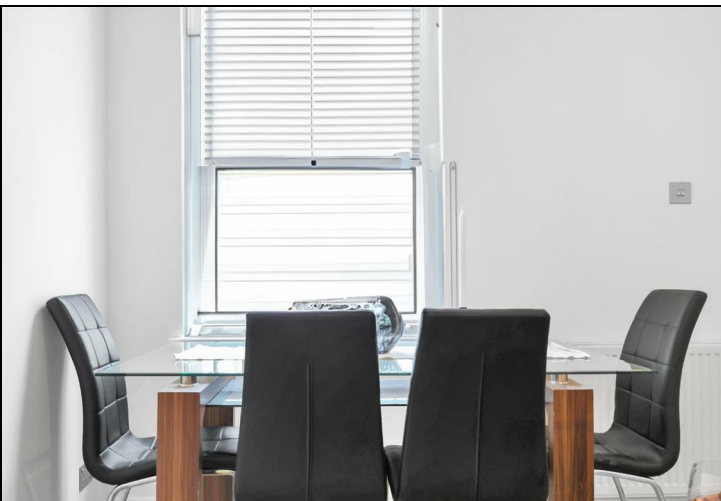
Nestled on a charming cobbled pedestrianised residential street is this 2 double bedroom apartment within a popular period warehouse conversion. The property which has recently been refurbished benefits from high ceilings, sash windows and a new 999 year lease.

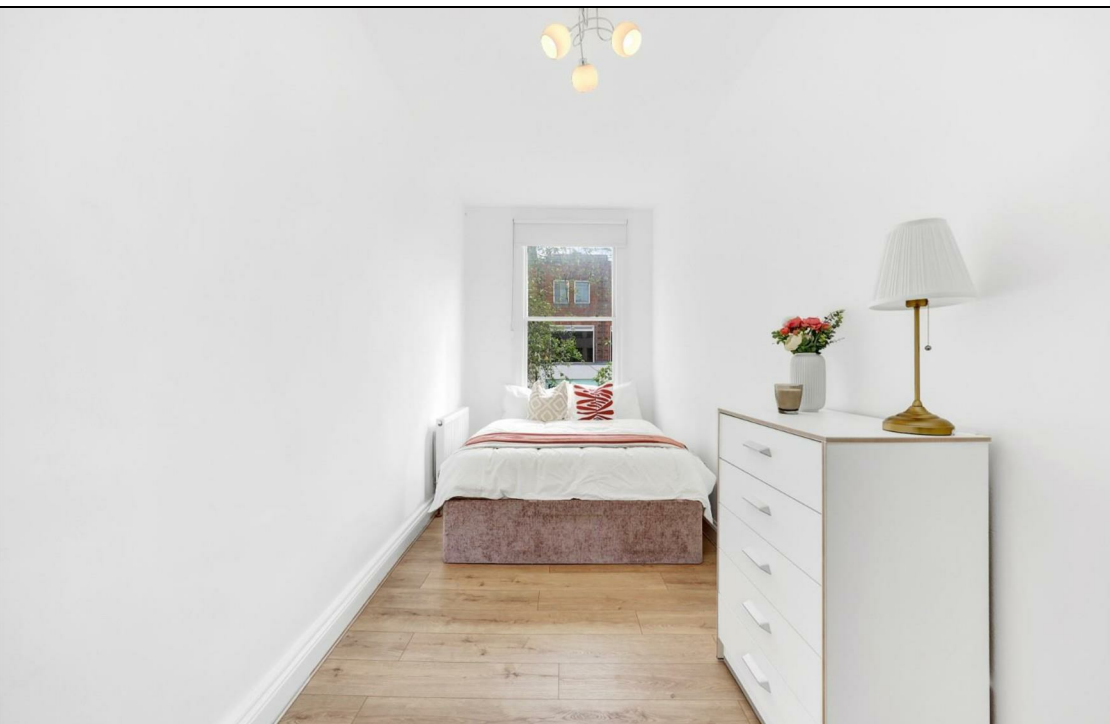
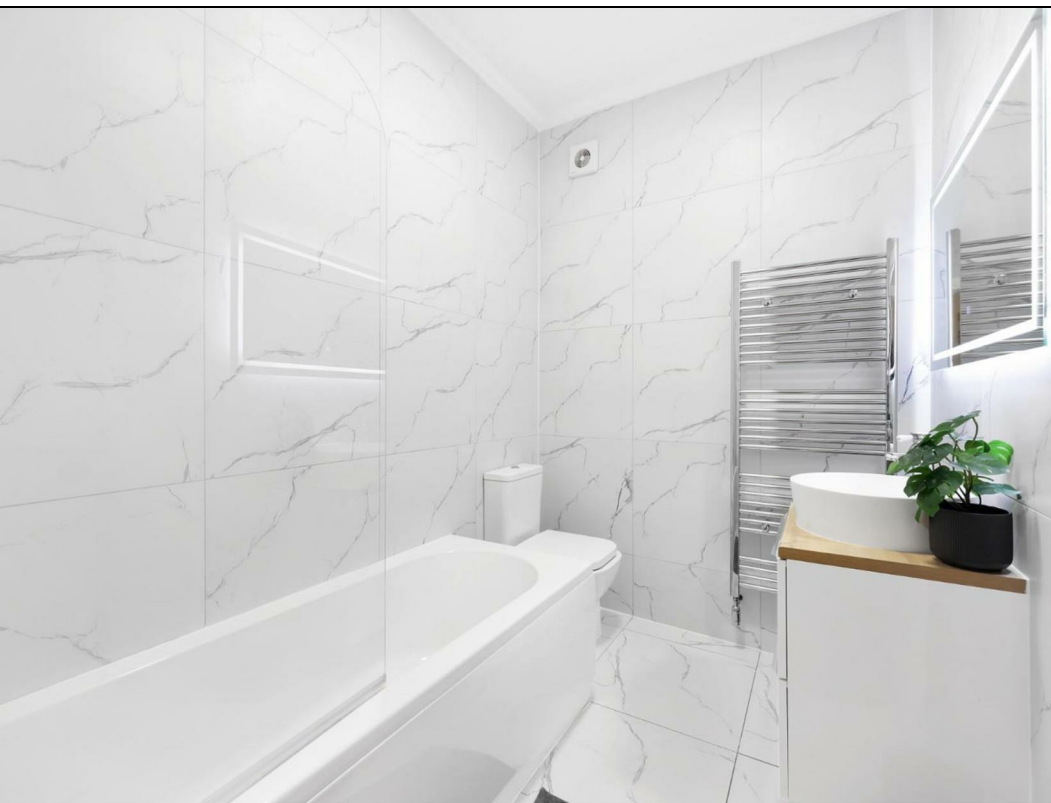
Sylvester Path is enviably located moments from a number of key attractions including London Fields, Broadway market and the famous Hackney Empire. Hackney Downs & Hackney Central Overground Stations are within a short walk and offer an easy commute into the City.



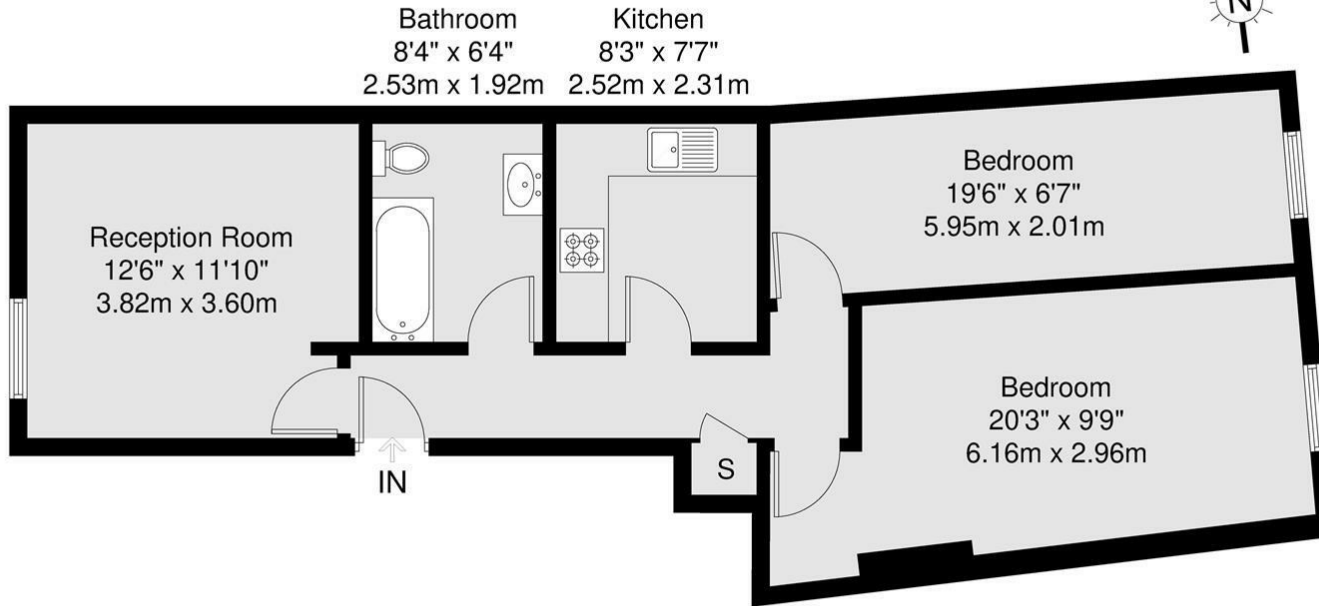
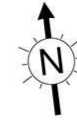
KEY FEATURES

- 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

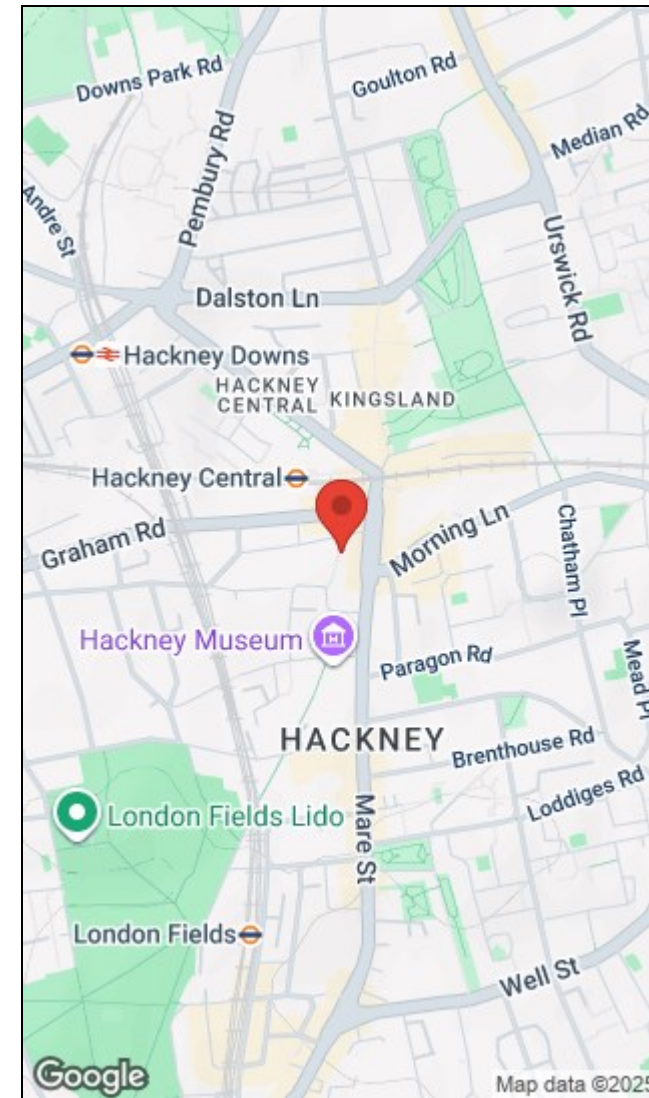
TOTAL STORAGE SPACE
Storage and wardrobe total area
0.4 sq m / 4 sq ft

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
63	71		
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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