

Tudor Road, E9



Nestled between London Fields and Victoria Park on a no through road is this excellently presented and generously proportioned two bedroom apartment set within an imposing warehouse conversion. Located on the first floor, the property boasts 874sqft (81.2sqm) of living space, 10ft high ceilings throughout and a south facing aspect which bathes the flat in natural light from recently installed windows throughout. The property comprises a spacious dual aspect open-plan living area, two double bedrooms and a three piece bathroom suite. The property is ideally situated for the cafés, bars and restaurants of Broadway Market and Victoria Park Village, amongst numerous other local amenities, whilst the transport links of Hackney Central, London Fields and Bethnal Green are a short walk away. Being sold chain free.

£800,000
Leasehold

KEY FEATURES

- Impressive warehouse conversion.
- 10ft ceilings and a wealth of character.
- Excellently presented throughout.
- South facing and bathed in natural light.
- Spacious dual aspect living area.
- Recently installed Crittall-style and sash windows.
- No through road.
- London Fields and Victoria Park.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 105 years	(Advised by Vendor)
SERVICE CHARGE:	£3,655.00 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



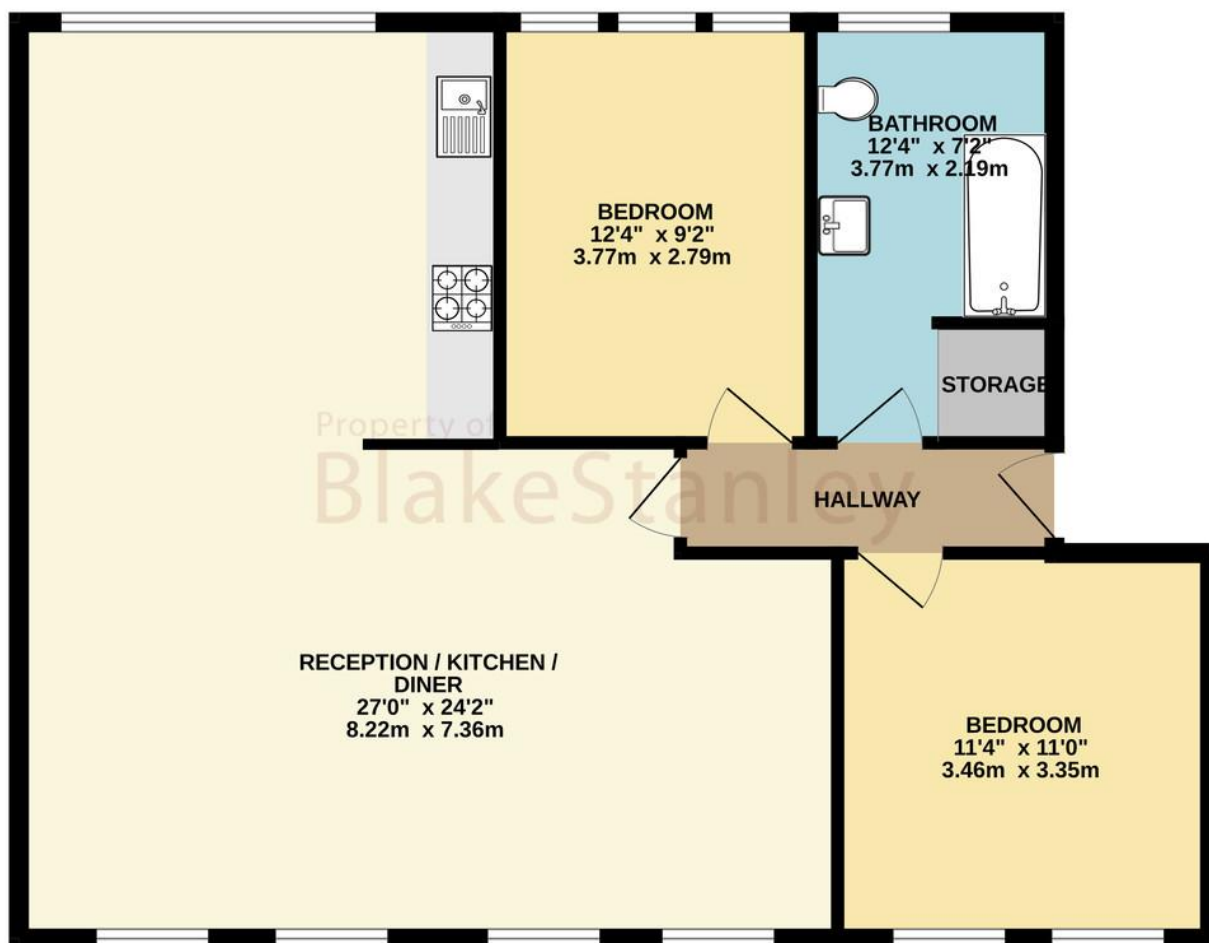








FIRST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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