

Pownall Road, E8



Blakestanley are proud to present this charming, light filled, carefully curated three-bedroom home to the market. Spread across two floors and divided by a balustraded square staircase, the south facing property boasts 805sqft (74.8sqm) of living space. It's balcony, perfect for alfresco dinning, enjoys the tranquil sounds of the calming waters of Regents Canal rushing through the neighbouring lock. The property comprises of an open plan kitchen/reception room, three double bedrooms and a separate bathroom and WC. Superbly located along Regent's Canal and only moments away from the cafés, bars and restaurants of Broadway Market and the open green space of London Fields and Victoria Park. Numerous local transport links are close by putting Liverpool Street, Shoreditch, the City and beyond in easy reach.

£650,000
Leasehold

KEY FEATURES

- Duplex apartment
- Three double sized bedrooms
- Open plan living
- Renovated to a high standard
- Positioned by Regents Canal
- Road parking available
- Within catchment of many highly regarded schools
- Cambridge Heath Overground & Bethnal Green Underground

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 175 years	(Advised by Vendor)
SERVICE CHARGE:	£1953.12 p.a.	(Advised by Vendor)
GROUND RENT:	£9.00 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.



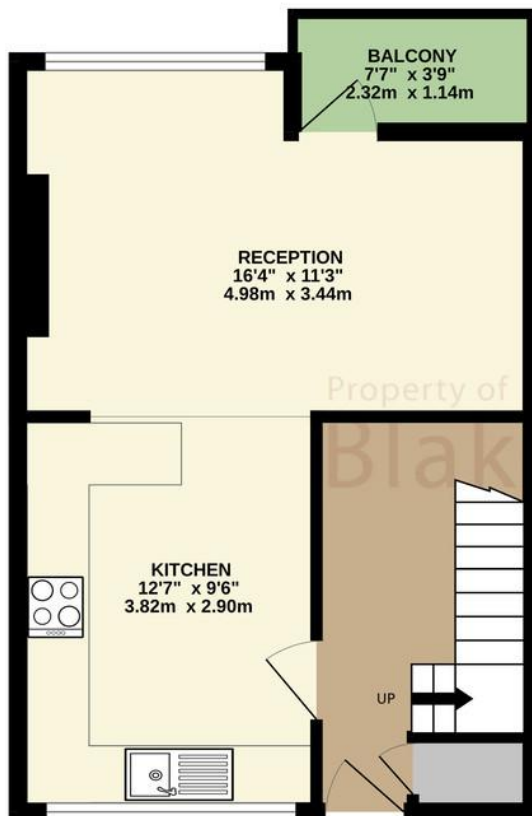




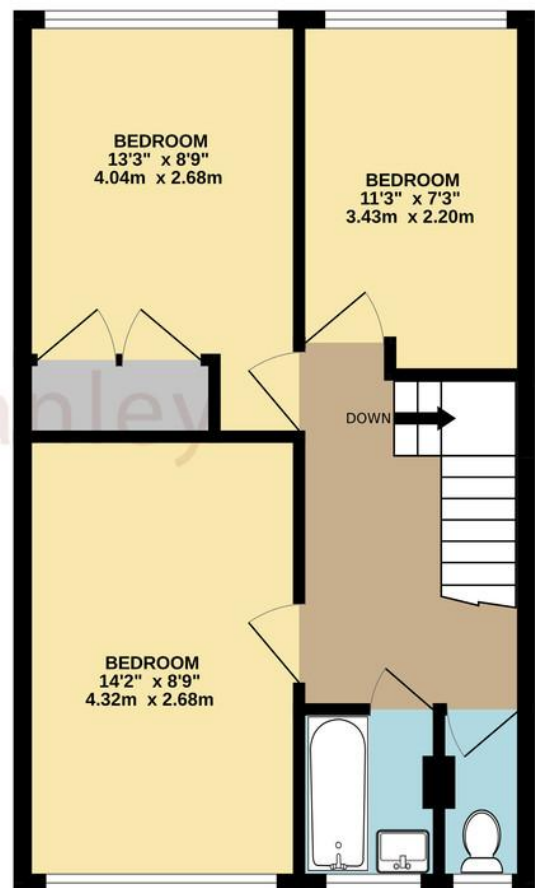




1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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