



OFFERS OVER

**£425,000**

**Mackintosh Lane**

, E9 6AB

Guide Price £430,000 - £450,000

A modern third-floor, 2-bedroom apartment located just off Homerton High Street. This stylish home offers light-filled living with a sleek open-plan kitchen and generous rooms throughout, plus a Juliet balcony.

Spread over 711 square feet, the apartment has 2 good-sized bedrooms, a family bathroom in white, and offers storage facilities, too.

This apartment is well-located in Homerton, a vibrant neighbourhood of East London. Its residents benefit from easy access to the green open spaces of Hackney Marshes, Victoria Park, Wells Street Common, Millfields Park and the Queen Elizabeth Olympic Park, meaning it's ideal for walks, cycling and weekend relaxation. The area enjoys a growing café culture, independent shops and excellent transport links into the City and West End as well as the variety of shopping options in Stratford. Local schools are highly regarded, making this a super choice for families as well as professionals seeking a lively, community-focused neighbourhood with space to breathe.

Offered on a chain free basis.

Leasehold: 107 years remaining

Service Charge: £2,234.88

Ground Rent: Peppercorn

Council Tax: Band D

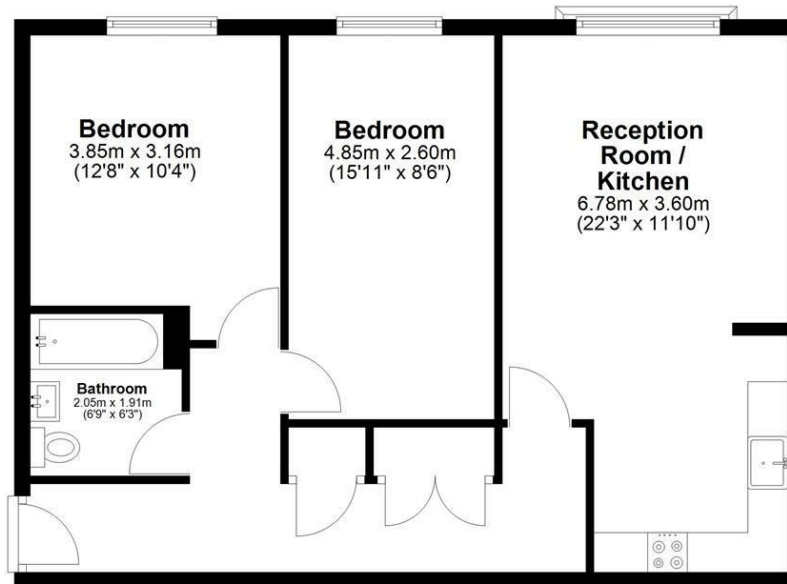






### Third Floor

Approx. 64.8 sq. metres (697.7 sq. feet)



Total area: approx. 64.8 sq. metres (697.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Mackintosh Lane**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com