



**Speldhurst Road, Hackney**

**Asking Price Of  
£450,000**





**Gated Development**  
**Allocated Secure Parking Bay**  
**Newly Fitted Double Glazing**  
**Two Bedrooms**  
**First Floor**  
**Very Quiet Road**  
**Chain Free**





Tucked away in a sleek gated development just a stone's throw from the ever-charming Victoria Park Village, this first floor, two bedroom apartment is the ultimate first time buy or rock solid investment.

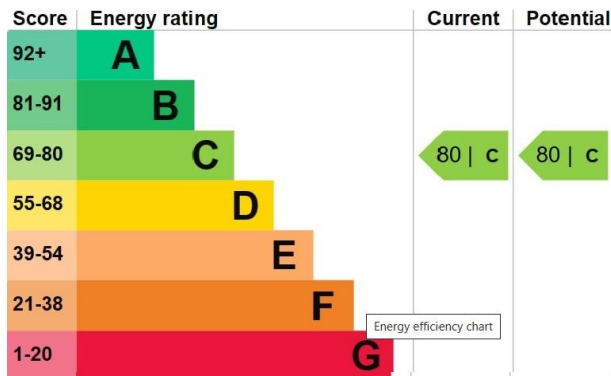
Drenched in natural light thanks to its east-west orientation, the space feels fresh, open, and full of energy. The block itself has just had new double glazed windows installed along with a newly installed electric gate offering both peace of mind and secure access to your allocated parking bay, a rare perk in this part of town.

Step outside and you're instantly plugged into Hackney's coolest corners. From the indie boutiques and brunch spots of the Village, to the buzzing bars and microbreweries of Hackney Wick, and the vibrant scene along Hackney Central's high street, it's all on your doorstep.

Urban living never looked so good.

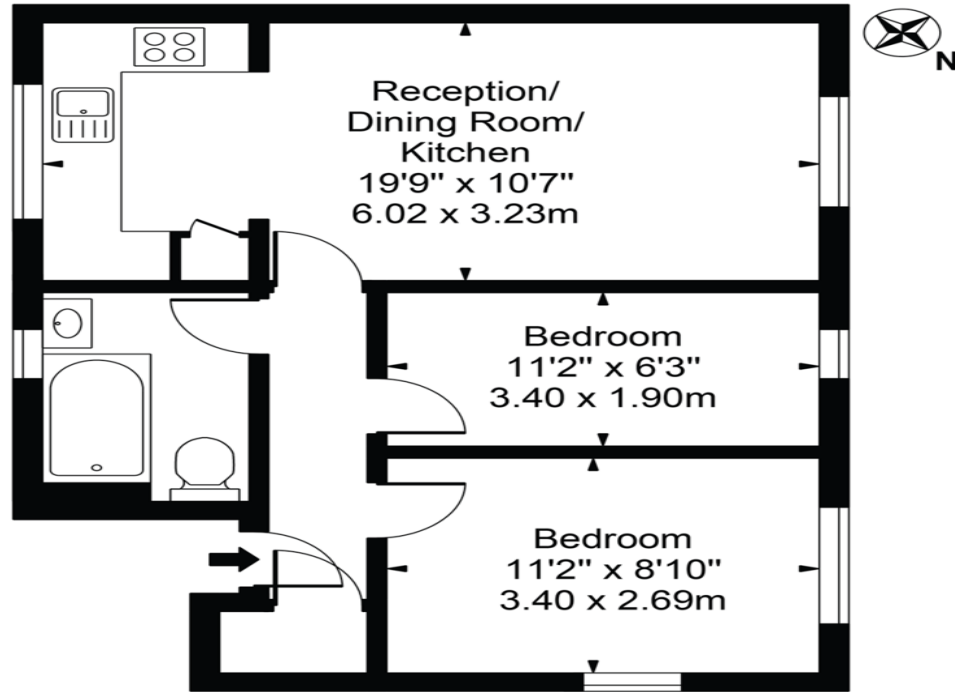






## Speldhurst Road, E9

Approx. Gross Internal Area 484 Sq Ft - 44.97 Sq M



### First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### Service/Maintenance Charge

£1,970

### Ground Rent

£340

### Council Tax Band

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**PLEASE NOTE:** These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

### Please contact our office at

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