



Park Close, London, E9

**Asking Price Of
£485,000**



First Floor Apartment
Dual Aspect Lounge
Allocated Parking
Close to Victoria Park
Perfect First Purchase





If you're after a stylish, low-maintenance home moments from one of London's best parks, this could be the perfect fit. Regency Court is a small, friendly block tucked just off Victoria Park Road, in one of East London's hotspots. Just a two minute walk from the gates of Victoria Park, this location offers the best of both worlds, peaceful green surroundings with the buzz of local cafés, pubs, and shops on your doorstep.

The apartment has a clean, simple layout, with all rooms leading off a central hallway. It's easy to make your own and feels practical and well thought out, with good built in storage to keep things organised. Whether you're working from home, entertaining friends, or just enjoying a quiet night in, the space is versatile and comfortable.

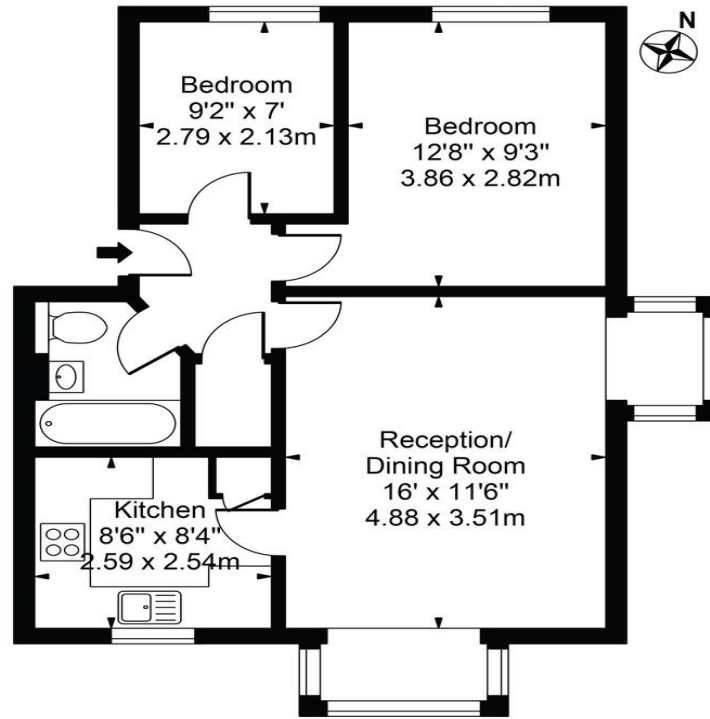
Another big bonus, it has a long lease of over 950 years. This makes it a smart option for first time buyers looking for long term value in a great location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regency Court

Approx. Gross Internal Area 586 Sq Ft - 54.44 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

£1700

Ground Rent

£0

Council Tax Band

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

213 Victoria Park Road
London,
E9 7HD

020 8985 5800

sovereign-house.com

vicparksales@sovereign-house.com



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Victoria Park Sales
213 Victoria Park Road
London E9 7HD
Tel: 020 8985 5800



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Clayhall/Redbridge Sales
176 Longwood Gardens,
Essex IG5 0EW
Tel: 020 8220 1500

