



## Celandine Drive, , London, E8 3XF

- One Double Bedroom Apartment
- Communal Garden
- High Ceilings
- No Ground Rent
- Share Of freehold
- Bright Interior
- Excellent Transport Links

Offers In Excess Of £400,000

**HUNTERS®**  
HERE TO GET *you* THERE

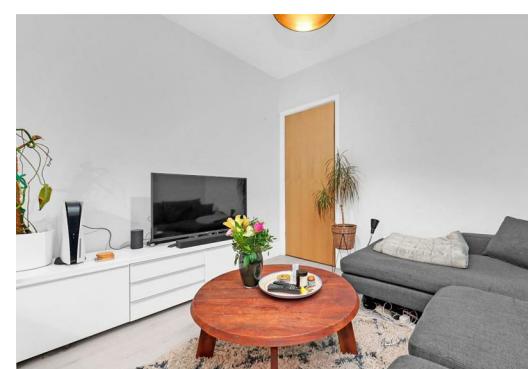
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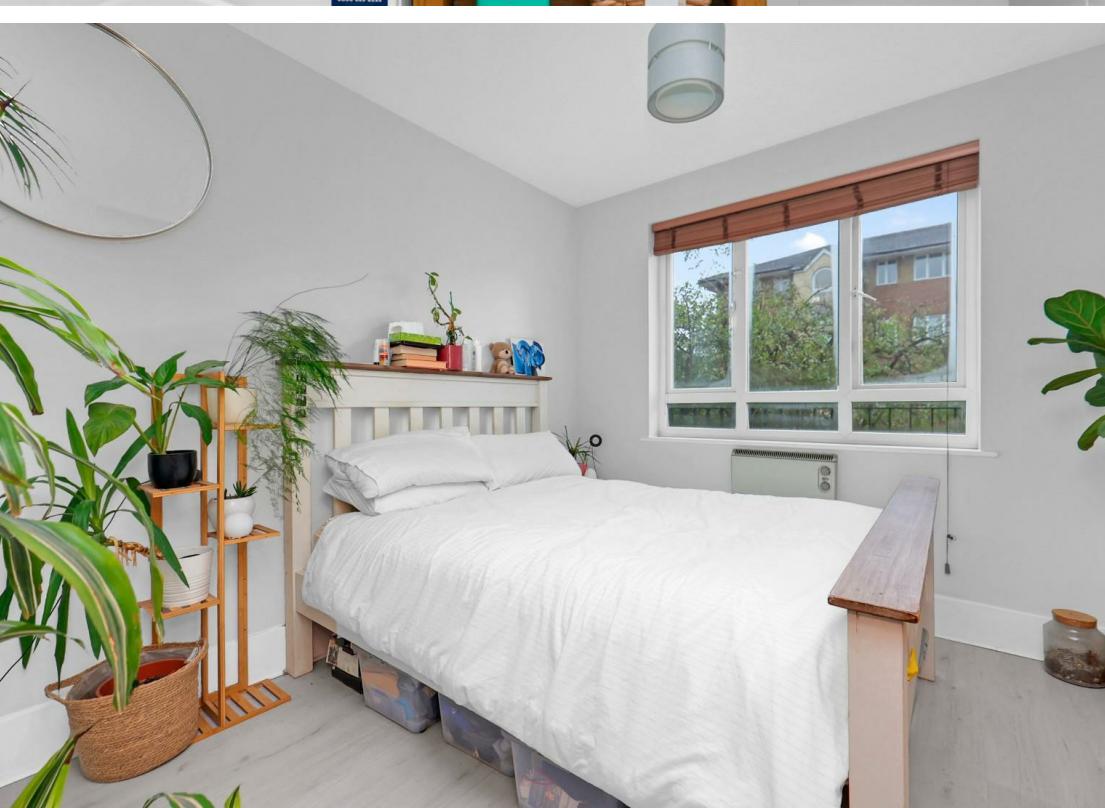
## DESCRIPTION

Hunters are proud to offer to the market this beautifully presented, one double bedroom first floor apartment. Set on a sought after residential road, forming part of a perfectly situated development moments from London Fields and within easy reach of Haggerston overground station.

This well-appointed property benefits from a bright double bedroom to the front, generous hallway space and built in storage, spacious modern fitted bathroom and semi open plan kitchen/reception which overlooks a lovely communal garden area. Further features include laminated wood floors, integrated appliances and secure entry phone access.

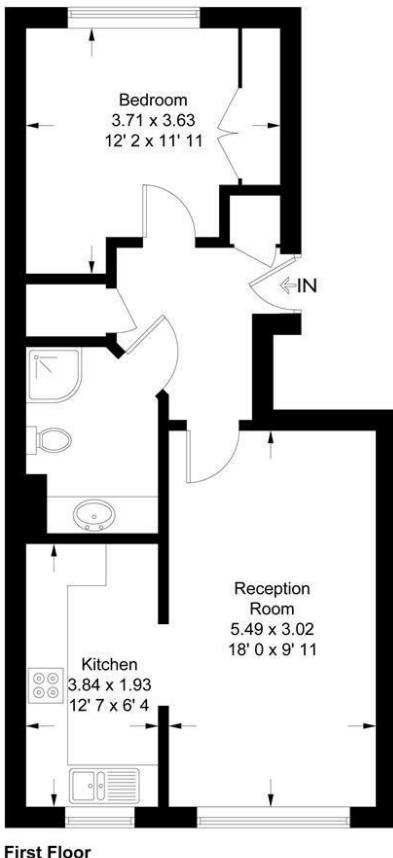
Adelphi Court is located on Celandine Drive; a popular residential location with Dalston, London Fields and Broadway Market around the corner. Haggerston Overground station is just 0.3 miles away allowing for easy and quick access to the City and West End. The property is also very well connected on bus routes near Haggerston/ Dalston station.





## Adelphi Court

Approximate Gross Internal Area = 530 sq ft / 49.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Viewings

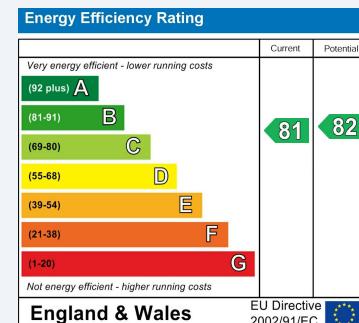
Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.