



90 Parkside Estate Rutland Road, London, E9 7JZ

£395,000

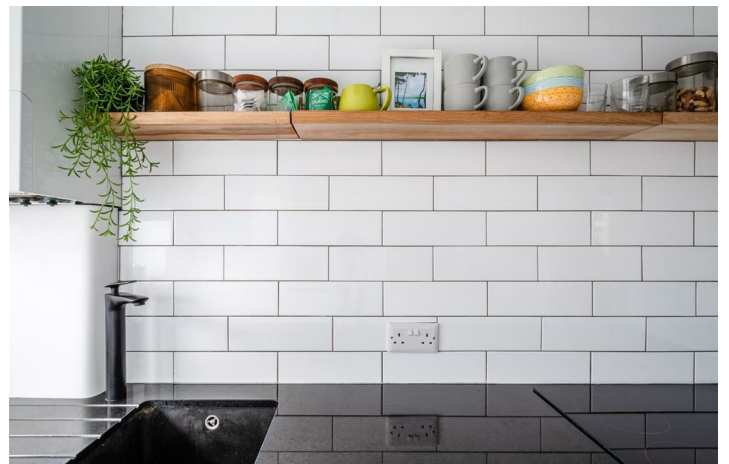
- Well presented one bedroom flat.
- Private balcony with green views.
- Separate kitchen and reception.
- Cafes, bars & restaurants of Victoria Park Village.
- 450sqft (41.9sqm) of living space.
- Close to Victoria Park with its weekend market.
- Three piece bathroom suite.
- An array of transport links.

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Blakestanley are delighted to offer this purpose built one bedroom flat with balcony on the doorstep of Victoria Park. This ground floor flat boasts 450sqft (41.9sqm) of living space and features a spacious reception room with access to private balcony overlooking the communal gardens and Victoria Park creating a bright and airy living space, a separate kitchen, a good sized double bedroom and a three piece bathroom suite. The green open space of Victoria Park is just a stones throw away with its vibrant food market on the weekend and the cafes, bars & restaurants of Victoria Park Village. As well as an array of other amenities on Mare Street, numerous transport links are within walking distance putting the City and beyond within easy reach.

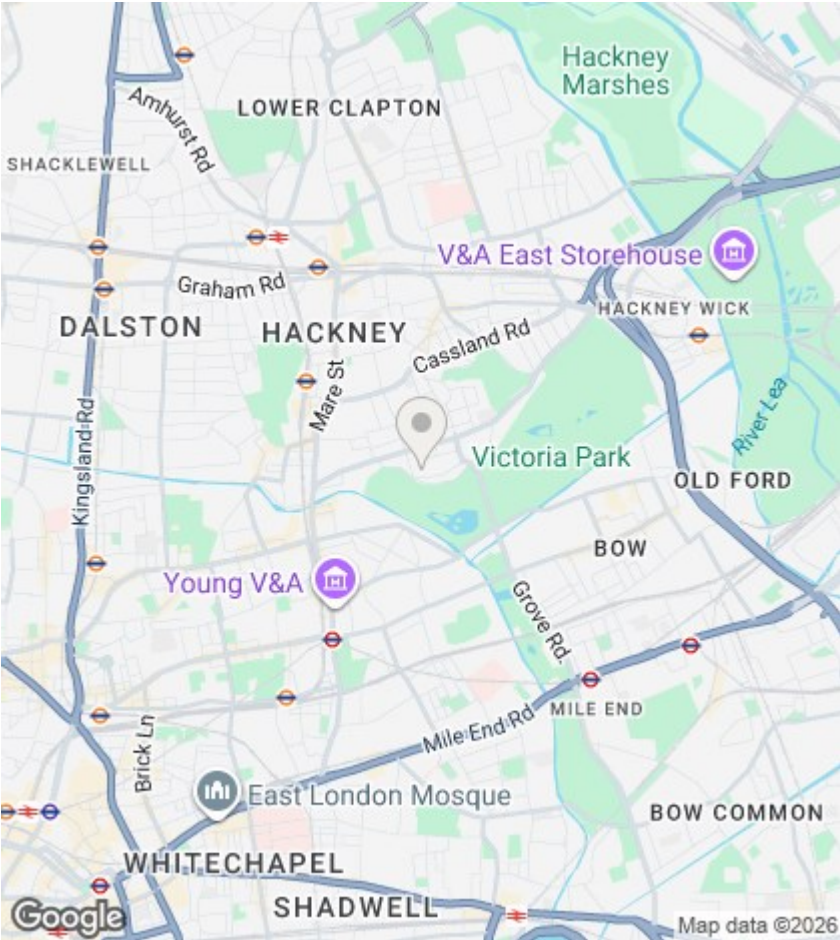


Council Tax Band: B









Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (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 |

