



Upper Maisonette 197 Victoria Park Road, London, E9 7JN

£775,000

- Period maisonette
- Two bedrooms
- Built-in storage
- Close to an array of cafe's restaurants and bars
- Private balcony
- Sash windows & wooden flooring
- Located in the picturesque Victoria Park Village
- Highly sought after Victoria Park Village

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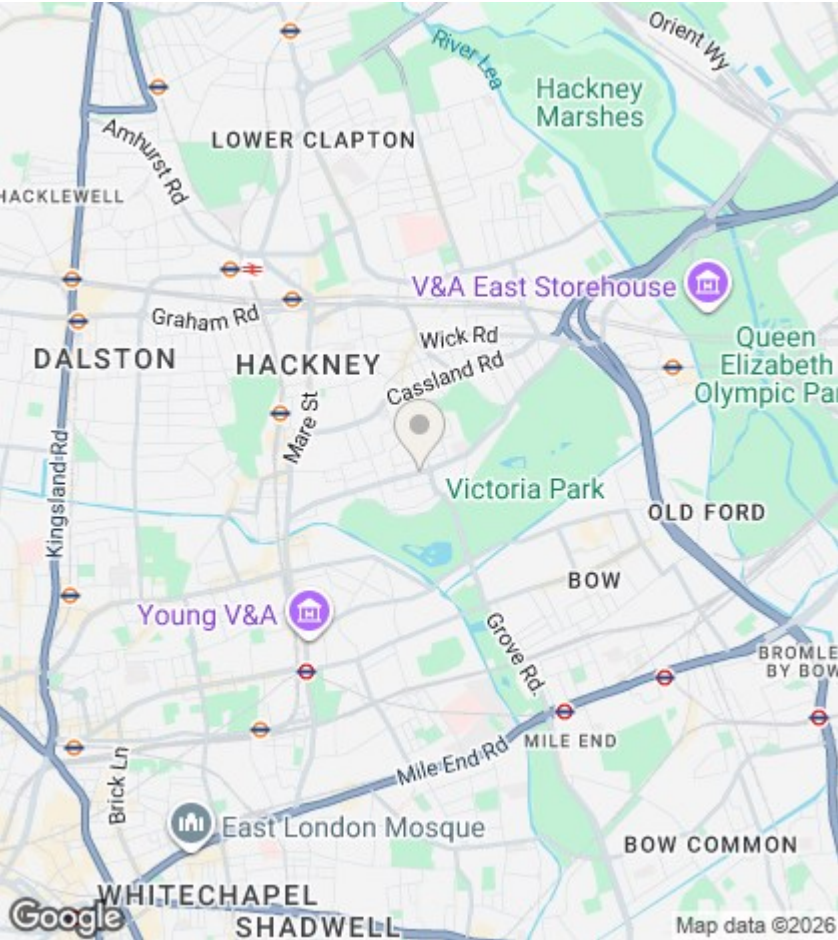
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Blakestanley are excited to release this two bedroom period maisonette with a private balcony in the highly sought after Victoria Park Village. With living space of 862sqft (80.1sqm) spread across two floors, the first floor comprising a reception room, a separate kitchen/diner, three piece bathroom suite and the two bedrooms are situated on the second floor. Other benefits include wooden floors in the master bedroom, sash windows and built-in storage. Victoria Park is on the doorstep with London Fields and Regents Canal nearby whilst a vast array of amenities, cafés, bars and restaurants can be found just a short walk away. Excellently located for many well rated schools and numerous local transport links meaning the city and beyond are within easy reach. Sold chain free.



Council Tax Band: D





Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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