

# MATTHEW JAMES

Residential Sales • Lettings • Management



Marcon Place, Hackney, E8 1NY

**Asking Price £499,950**

A wonderfully spacious and bright two double bedroom second floor apartment within a securely gated modern development offering a substantial living room with ample space for lounge and dining areas open to a fitted kitchen, two double bedrooms, bathroom/w.c , en-suite shower room, private balcony and allocated parking (for one vehicle). The flat is in excellent condition throughout and has oak floors and double glazed windows and patio doors. The local area offers a wide range of amenities including cafés, restaurants and shops close-by as well as the green open spaces of Hackney Downs Park and London Fields both within half a mile away as well as being within easy reach of transport links with both Hackney Downs and Hackney Central stations just around the corner. From the front door to the West End is 26 mins, and for the City its 12 mins on a direct train to Liverpool St. Remaining Lease 128 Years. Offered for sale Chain Free.

## Second Floor

### Entrance Hallway

A wide 'L' shaped hallway with oak floor, entryphone and deep walk in storage cupboard.

### Reception Room



This large, bright, room has ample space for both dining and lounge areas. Offering direct access onto a private balcony to the rear and further benefitting from a lovely wooden floor and media points. Open to.....

### Kitchen



A modern fitted kitchen with a good range of wall and base units and a quartz work surface. Appliances include a four ring hob, oven and overhead extractor canopy, fridge freezer and washing machine.

## Bedroom One



Wood flooring with double glazed casement windows.

### En-Suite Shower Room/W.C.



A white suite comprising of a shower cubicle with overhead deluge rose and hand held shower attachment, a pedestal wash hand basin and low flush w.c. Further benefits include a chrome heated towel rail and lit wall mounted mirror.

## Bedroom Two



A good sized double bedroom with wood flooring and double glazed casement windows.

### Bathroom/W.C.



Service Charge £2077 Per Annum  
Ground Rent £33 Per Annum  
Hackney Council Tax Band : D  
Allocated Parking Space  
Chain Free

A large bathroom with a white suite comprising of a panel enclosed bath with overhead deluge rose and hand held shower attachment, pedestal wash hand basin and low flush w.c. Further benefits include a chrome heated towel rail and lit wall mounted mirror.

### Balcony



A lovely private balcony directly off of the living room set to the rear of the property and fully paved with perimeter rail.

### Front Elevation

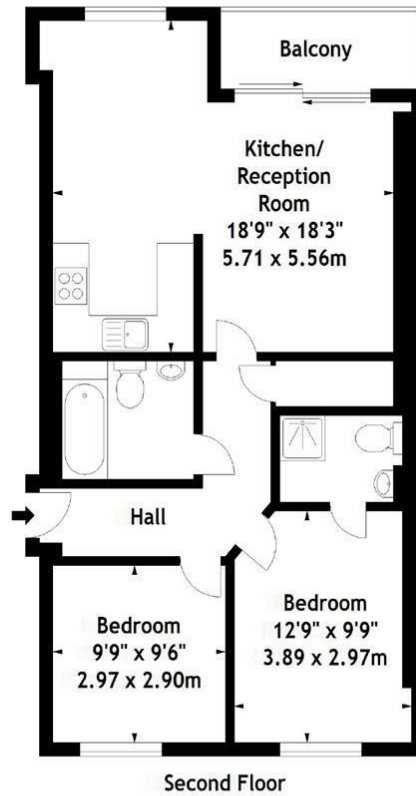


### Additional Information

Remaining Lease Length 128 Years

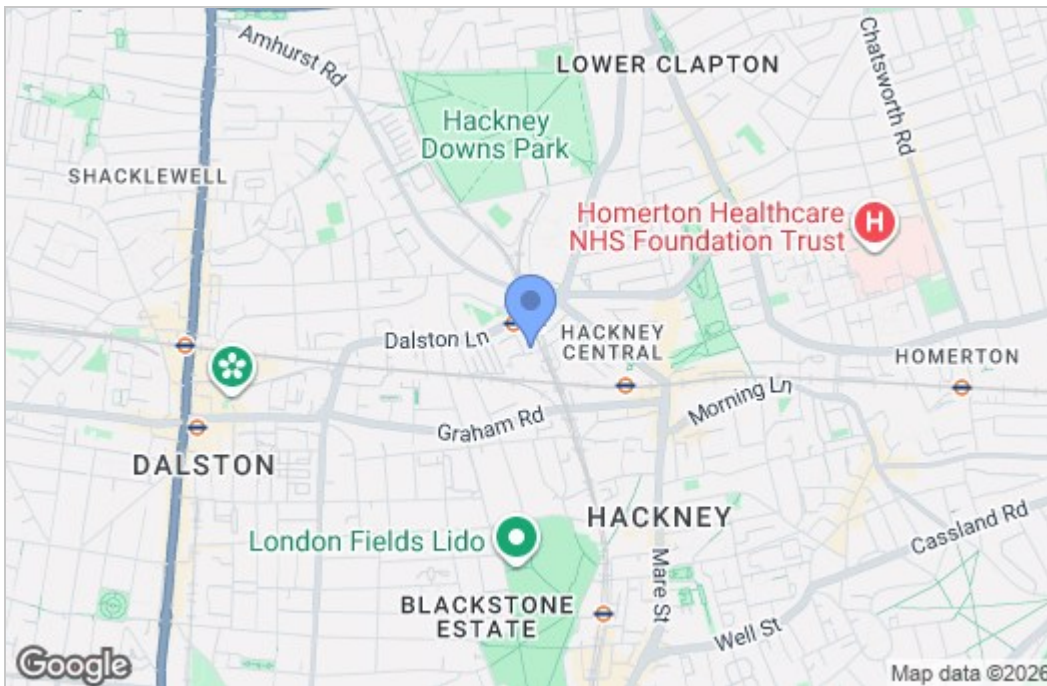
## Floor Plan

Cotterill Gardens,  
Marcon Place, E8  
Approx. Gross Internal Area  
709 Sq Ft - 65.87 Sq M

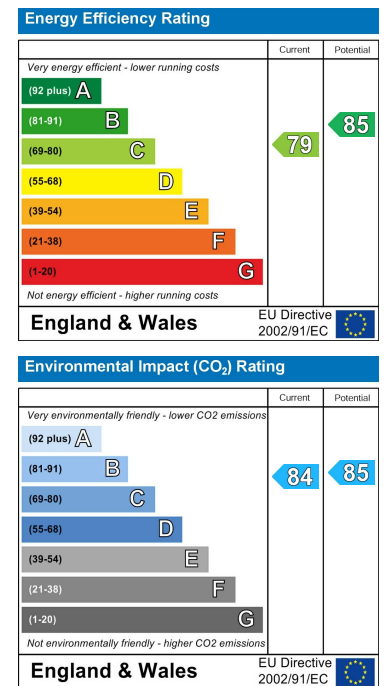


Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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## Area Map



## Energy Efficiency Graph



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43- 45 Fortess Road, Kentish Town, London, NW5 1AD

Tel: 020 7284 4343 Email: als@matthewjames.co.uk www.matthewjames.co.uk