Tudor Road, E9



Blakestanley are thrilled to present this two bedroom duplex apartment within a warehouse conversion to the market. Across its 740sqft (68.8sqm), the first floor consists of an open plan reception/kitchen/diner leading to a west facing balcony, a bedroom or second reception room and a three piece bathroom suite. The second floor comprises a double sized bedroom with ensuite shower room and a west facing terrace. Each level has floor to ceiling windows that floods the property with an abundance of light. Ideally situated for the cafés, bars and restaurants of Broadway Market and Victoria Park Village, amongst numerous other local amenities, whilst the transport links of Hackney Central, London Fields and Bethnal Green are a short walk away.

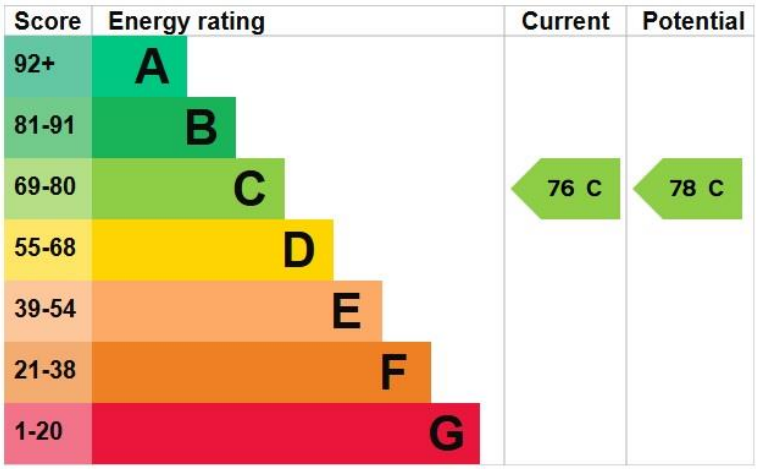
£750,000

Leasehold

KEY FEATURES

- Duplex apartment.
- 740sqft (68.8sqm) of living space.
- Floor to ceiling windows.
- Bathed in natural light.
- West facing balcony & terrace.
- Two bedrooms & two bathrooms.
- Broadway Market, London Fields & Victoria Park.
- An array of amenities & transport links.

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 112 years	(Advised by Vendor)
SERVICE CHARGE:	£3,899.72 p.a.	(Advised by Vendor)
BUILDINGS INSURANCE:	£865.00 p.a.	(Advised by Vendor)
GROUND RENT:	£600.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.




i-D







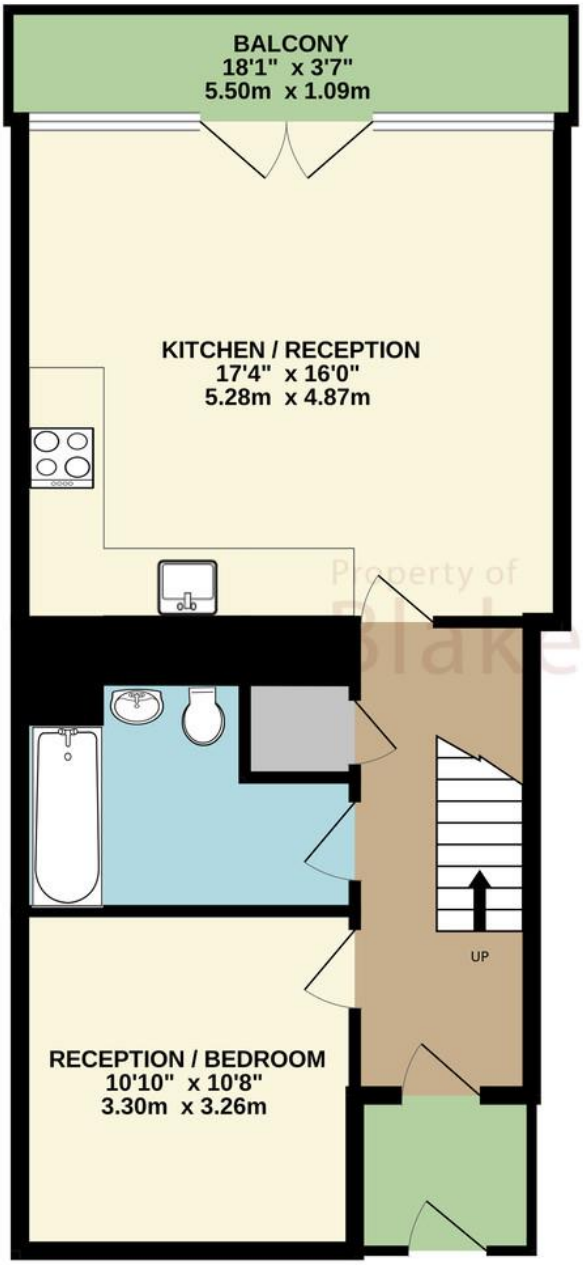









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OFFICES
47
49

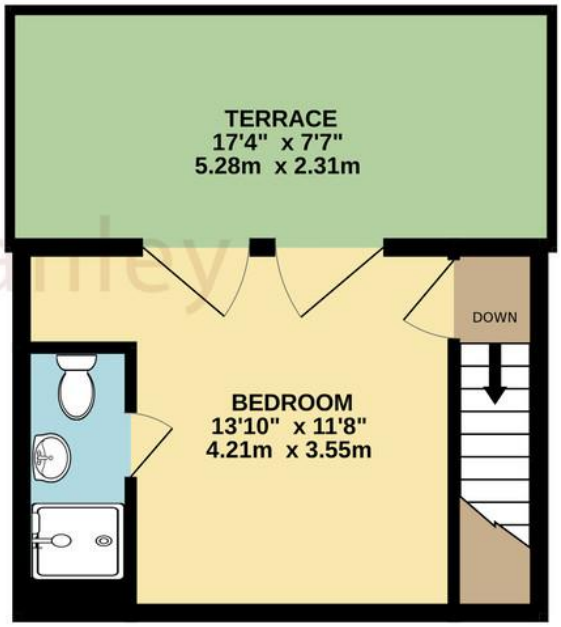


3RD FLOOR
550 sq.ft. (51.1 sq.m.) approx.

TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

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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Property of BlakeStanley



4TH FLOOR
190 sq.ft. (17.6 sq.m.) approx.