

## Flat 45, 47-49 Tudor Road, London, E9 7SN

£750,000

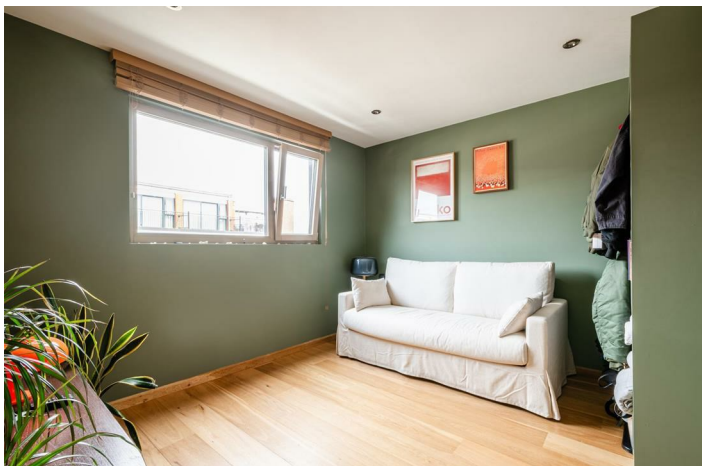
- Duplex apartment.
- Floor to ceiling windows.
- West facing balcony & terrace.
- Broadway Market, London Fields & Victoria Park.
- 740sqft (68.8sqm) of living space.
- Bathed in natural light.
- Two bedrooms & two bathrooms.
- An array of amenities & transport links.

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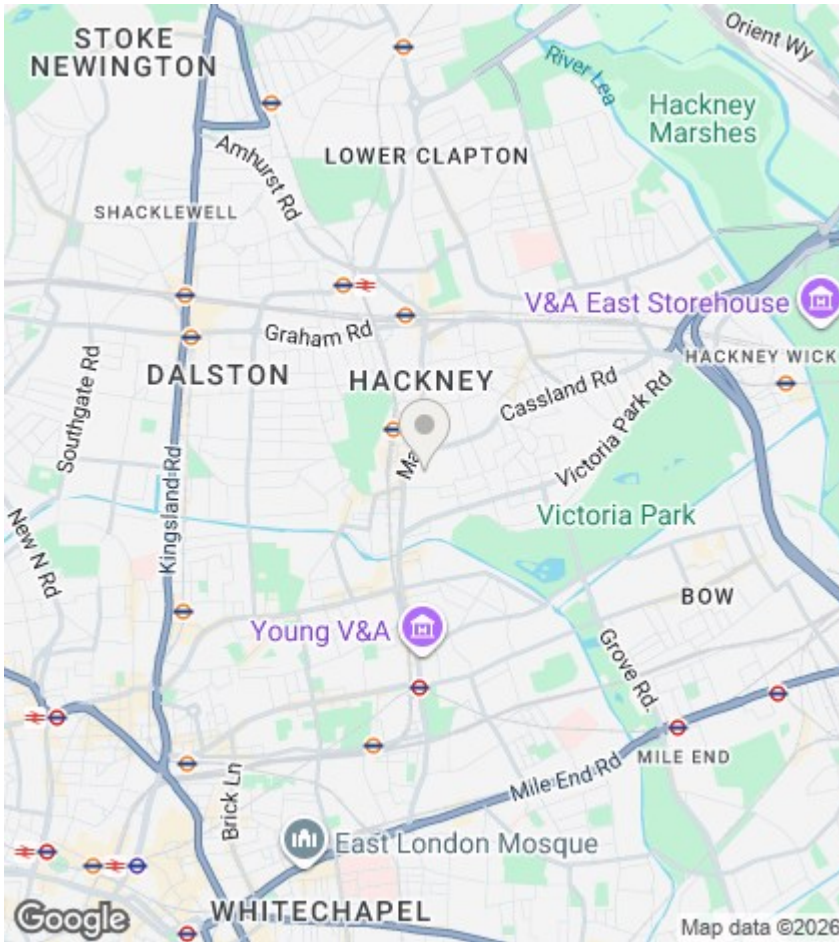
Blakestanley are thrilled to present this two bedroom duplex apartment within a warehouse conversion to the market. Across its 740sqft (68.8sqm), the first floor consists of an open plan reception/kitchen/diner leading to a west facing balcony, a bedroom or second reception room and a three piece bathroom 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.



Council Tax Band: D







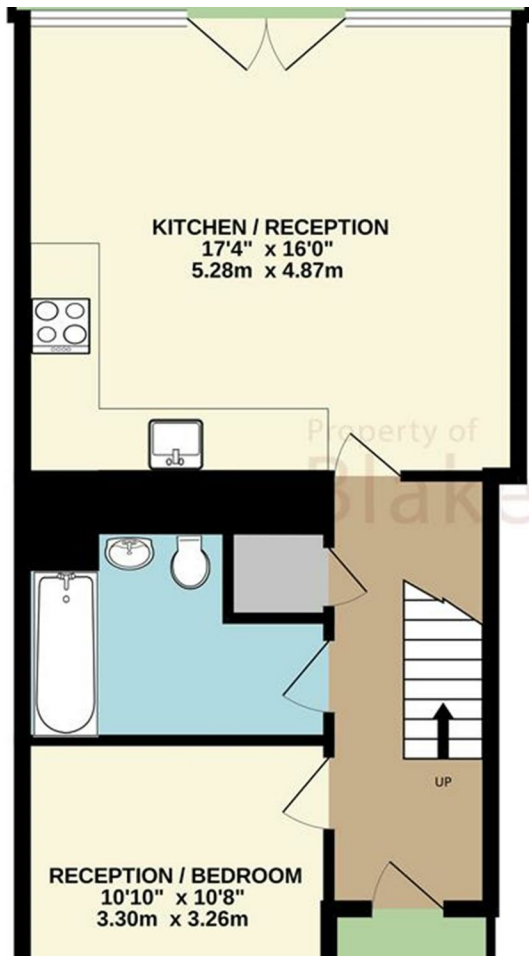
Directions

Viewings

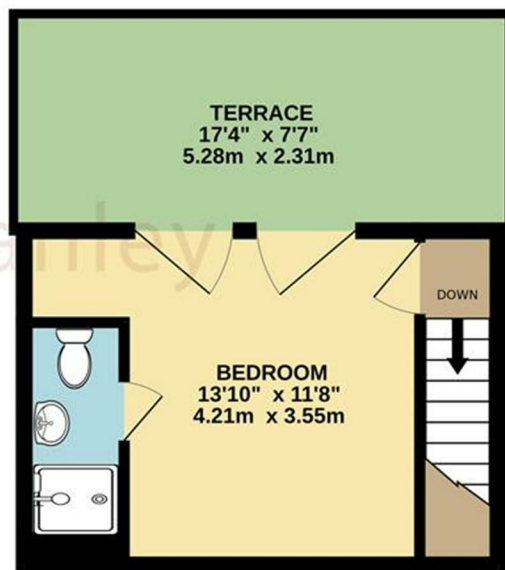
Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

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



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