

# Wild & Co.

wildandco.uk



## White Post Lane, E9 5SZ

Located in the heart of the sought-after Hackney Wick, with its abundance of cafés, restaurants, and bars, this spacious split-level duplex maisonette offers stylish living in a vibrant East London setting.

Stratford, Homerton, and Hackney Wick Station are all within walking distance, providing excellent access to the City and Central London. The nearby canals offer scenic waterside walks, while London Fields, Victoria Park, and Queen Elizabeth Olympic Park provide an abundance of beautiful green open spaces. Entered at street level, the property opens into a spacious split-level duplex maisonette extending to over 1,340 sq ft. The accommodation comprises a stunning 30ft open-plan living, dining, and kitchen area with integrated appliances, four double bedrooms, a family bathroom, and an en-suite shower room. Additional benefits include a private balcony, guest WC, ample internal and external storage, beautifully maintained communal grounds, on-site concierge, a rooftop garden, and residents' gym.

**Guide Price £775,000 | Leasehold**

# White Post Lane, E9 5SZ



- Modern building
- Vibrant community atmosphere
- Four double bedrooms
- Sought after Hackney Wick
- Duplex maisonette
- 30 foot living accommodation
- Close to transport
- Excellent decorative condition
- Beautifully maintained communal grounds, a rooftop garden, and residents' gym

Wild & Co. are delighted to offer for sale this spacious four-bedroom split-level duplex maisonette, extending to in excess of 1,340 sq ft.

external storage, beautifully maintained communal grounds, on-site concierge, a rooftop garden, and residents' gym.

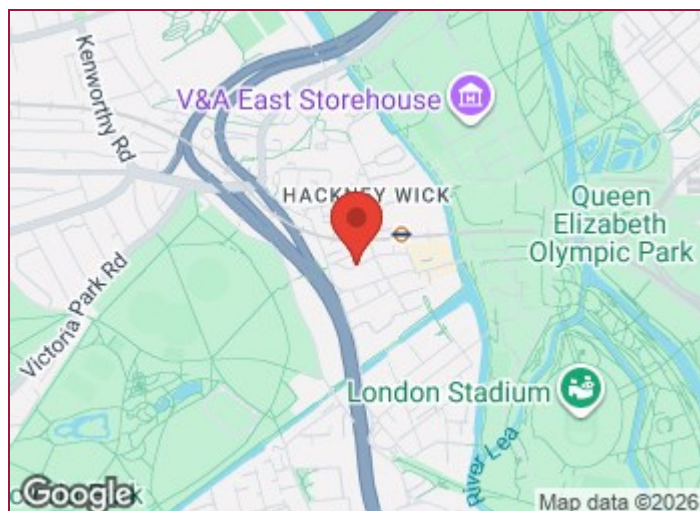
Located in the heart of the sought-after Hackney Wick, the property is perfectly positioned to enjoy the area's vibrant selection of cafés, restaurants, and bars.

Stratford, Homerton, and Hackney Wick Station are all within walking distance, providing excellent access to the City and Central London.

The nearby canals offer scenic waterside walks, while London Fields, Victoria Park, and Queen Elizabeth Olympic Park provide an abundance of beautiful green open spaces.

The accommodation comprises a superb 30ft open-plan living, dining, and kitchen area with integrated appliances, four double bedrooms, a family bathroom, and an en-suite shower room.

Additional benefits include a private balcony, guest WC, ample internal and



## Directions

White Post Lane is the first road on the left as you enter Wallis Road from Chapman Road.

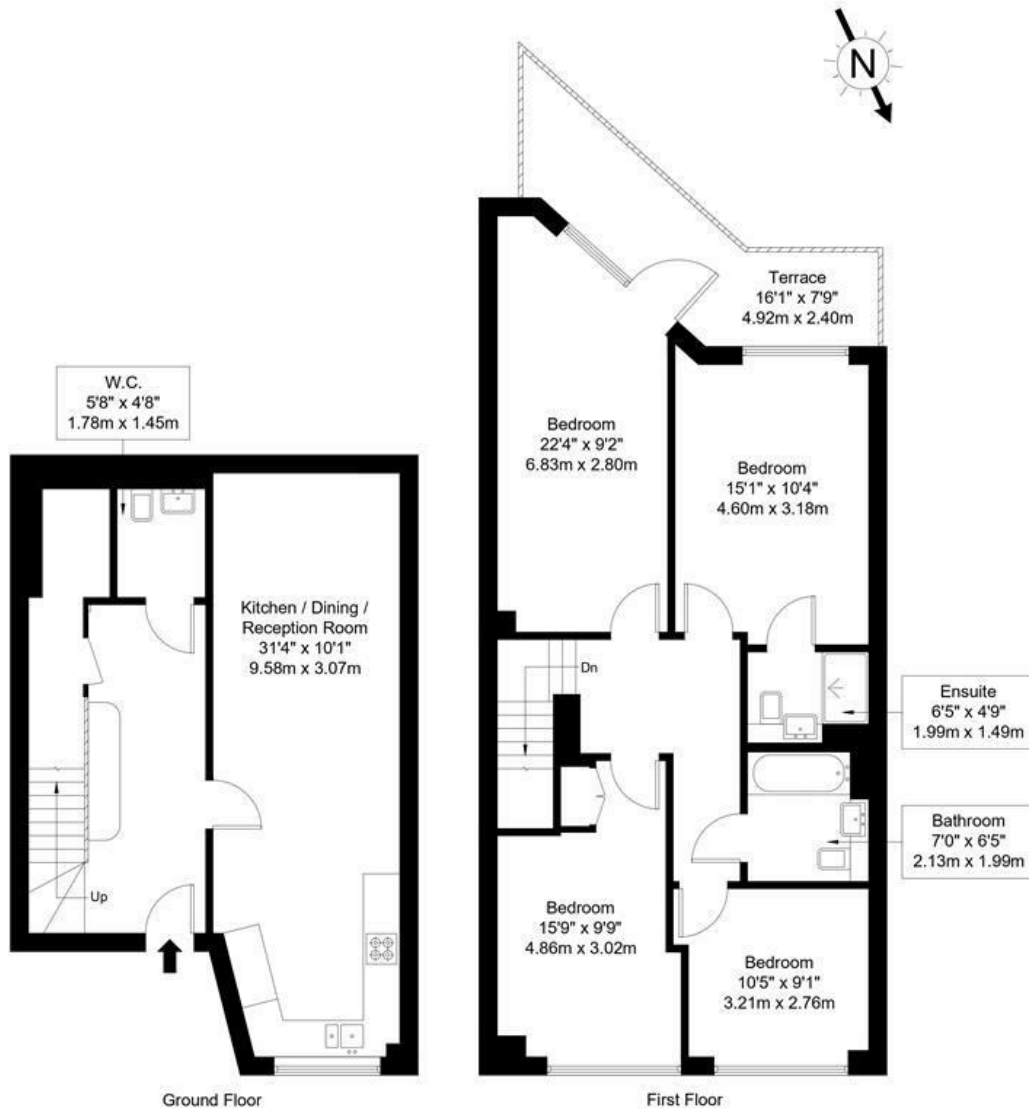


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Approx Gross Internal Area = 124.68 sq m / 1342 sq ft

Terrace = 11.06 sq m / 119 sq ft

Total = 135.74 sq m / 1461 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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>		84	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.