

# Pownall Road, E8



Blakestanley are excited to announce to the market this rare four bedroom maisonette within a popular development on the Regent's Canal with a 598sqft south facing garden. Across two floors and totalling 1077sqft (100sqm), the property comprises an entrance porch, a kitchen/diner, a separate and spacious reception room, four bedrooms, a four piece bathroom suite, an extra WC and a garden shed. It showcases a good ceiling height, a wealth of light and fantastic outlooks from it's lusciously green garden or Hackney's beloved Regent's Canal. Within the catchment of excellently rated schools and ideally positioned for numerous amenities including Broadway Market's cafés, bars and restaurants being just a short walk away. Local green open spaces can be found in Haggerston Park and London Fields, offering its Lido. Bethnal Green Underground and London Fields Overground stations as well as many bus routes put the rest of London within easy reach. Being sold chain free.

**£775,000**  
**Leasehold**

## **KEY FEATURES**

- Private 598sqft south facing garden
- Maisonette, across two floors
- Four bedrooms
- Wealth of light
- Separate kitchen and reception
- Situated on Regents Canal
- London Fields Overground & Bethnal Green Underground stations
- Sold as chain free

## **ENERGY PERFORMANCE CERTIFICATE**

TBC

## **ADDITIONAL INFORMATION**

TENURE:	Leasehold – 173 years	(Advised by Vendor)
SERVICE CHARGE:	£2,229.66 p.a.	(Advised by Vendor)
GROUND RENT:	Peppercorn	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,831.38	(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.











GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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