

Sutton Square, E9



Set within the highly sought-after Sutton Square development, Blakestanley present this one bedroom apartment. Tucked away in a quiet, gated enclave in the heart Hackney, the property boasts a bright and airy layout. Inside, you are welcomed by a generous entrance hall leading to dual-aspect reception room flooded with natural light. The property also features a separate kitchen, a well-proportioned bedroom and a three-piece bathroom suite. Classic sash windows and wood flooring add a touch of timeless character throughout the home. Residents enjoy exclusive access to landscaped communal gardens and a central ornamental pond, a tranquil oasis away from the city rush. The property further benefits from secure, residents-only off-street parking. Superbly located for the best of East London living, Sutton Square is just moments from the hustle and bustle of Hackney Central. The independent boutiques, cafes, and famous Sunday market of Chatsworth Road are within short walking distance, as are the green spaces of St. John's Churchyard, Hackney Downs and London Fields. Excellent transport links are provided by Hackney Central Overground station, offering swift, direct access to the rest of the city. Being sold chain free.

£380,000
Leasehold

KEY FEATURES

- Sought after Sutton Square development
 - One bedroom apartment
 - Bathed in natural light
 - Landscaped communal gardens
- Residential off street parking
 - Close to numerous amenities
 - An array of transport links
 - Being sold chain free

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

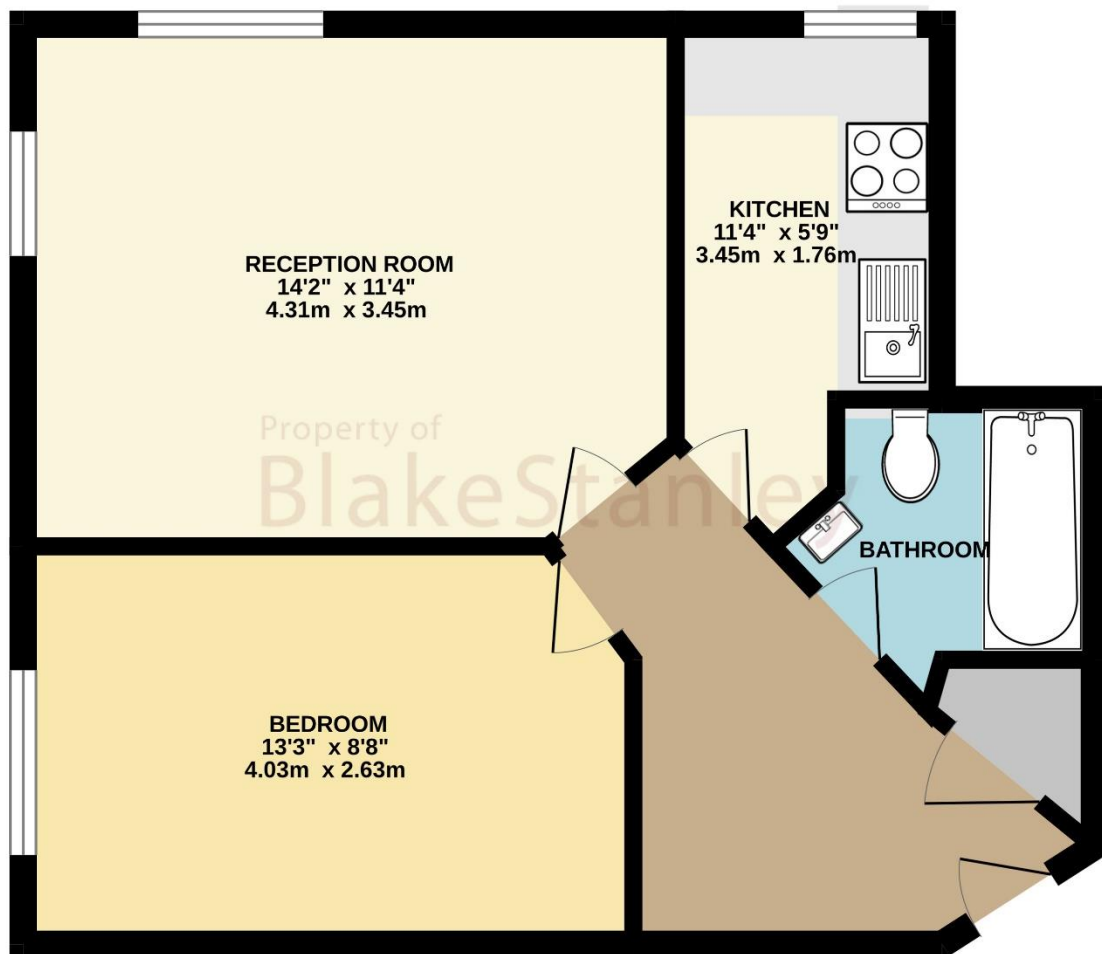
ADDITIONAL INFORMATION

TENURE:	Leasehold – 956 years	(Advised by Vendor)
SERVICE CHARGE:	Circa £1,900.00 p.a.	(Advised by Vendor)
GROUND RENT:	£100.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C – £1,831.38 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	London Borough of Hackney	
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.



THIRD FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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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