Pennethorne Close, E9



Blakestanley have the pleasure to present to market this three-bedroom duplex, complete with a private, south-facing terrace. Nestled within the prestigious Crown Estate, adjacent to Victoria Park, this property boasts 818sqft (76sqm) of living space, being bathed in natural light throughout and is spread over two floors. The first floor comprises a W.C. and spacious semi open plan reception / kitchen with access to a south facing terrace with tree top views, whilst the upper floor offers three bedrooms and a three-piece bathroom suite. The property also benefits from a private garage. Excellently located within walking distance to numerous local transport links, all making the city and beyond within easy reach. Victoria Park, London Fields and Regents Canal are nearby whilst a vast array of amenities, cafés, bars, restaurants, and well rated schools can be found a short walk away.

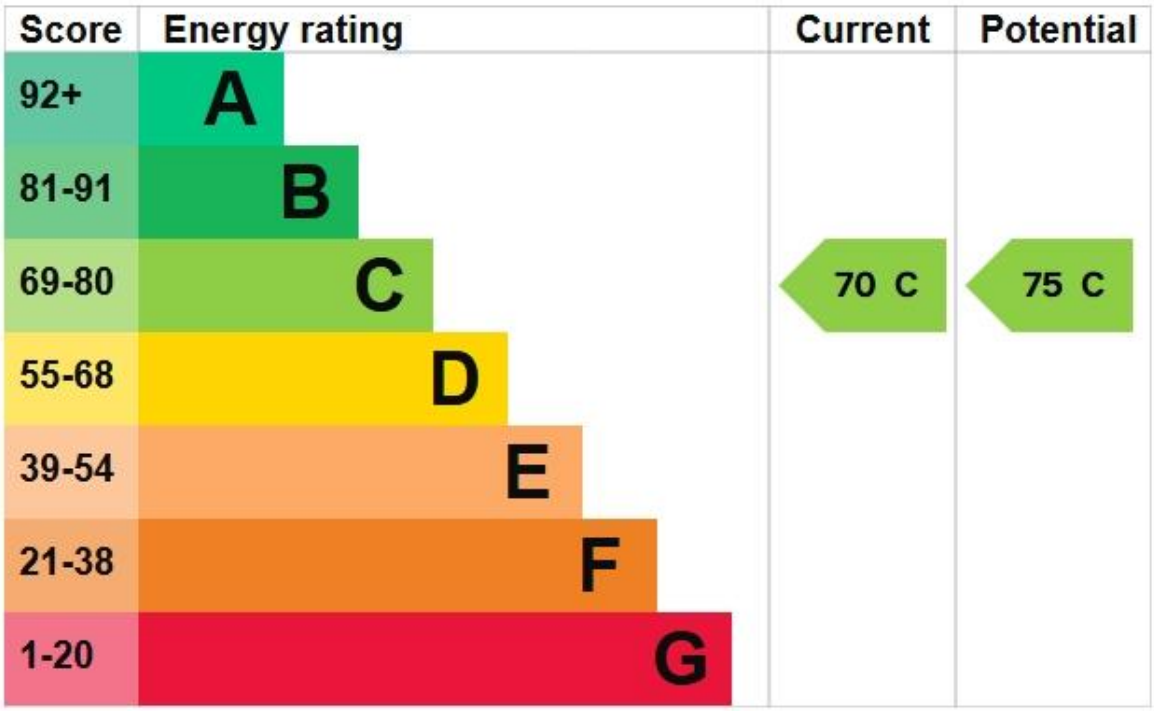
£850,000

Leasehold

KEY FEATURES

- Three-bedroom duplex apartment
- South-facing terrace with direct sunlight for most of the day
- Semi open plan reception and kitchen
- Access to a private garage
- Well positioned for Victoria Park, Regents Canal and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- Cambridge Heath & London Fields Overground stations

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 96 years	(Advised by Vendor)
SERVICE CHARGE:	£4,402.36 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £2,060.30	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

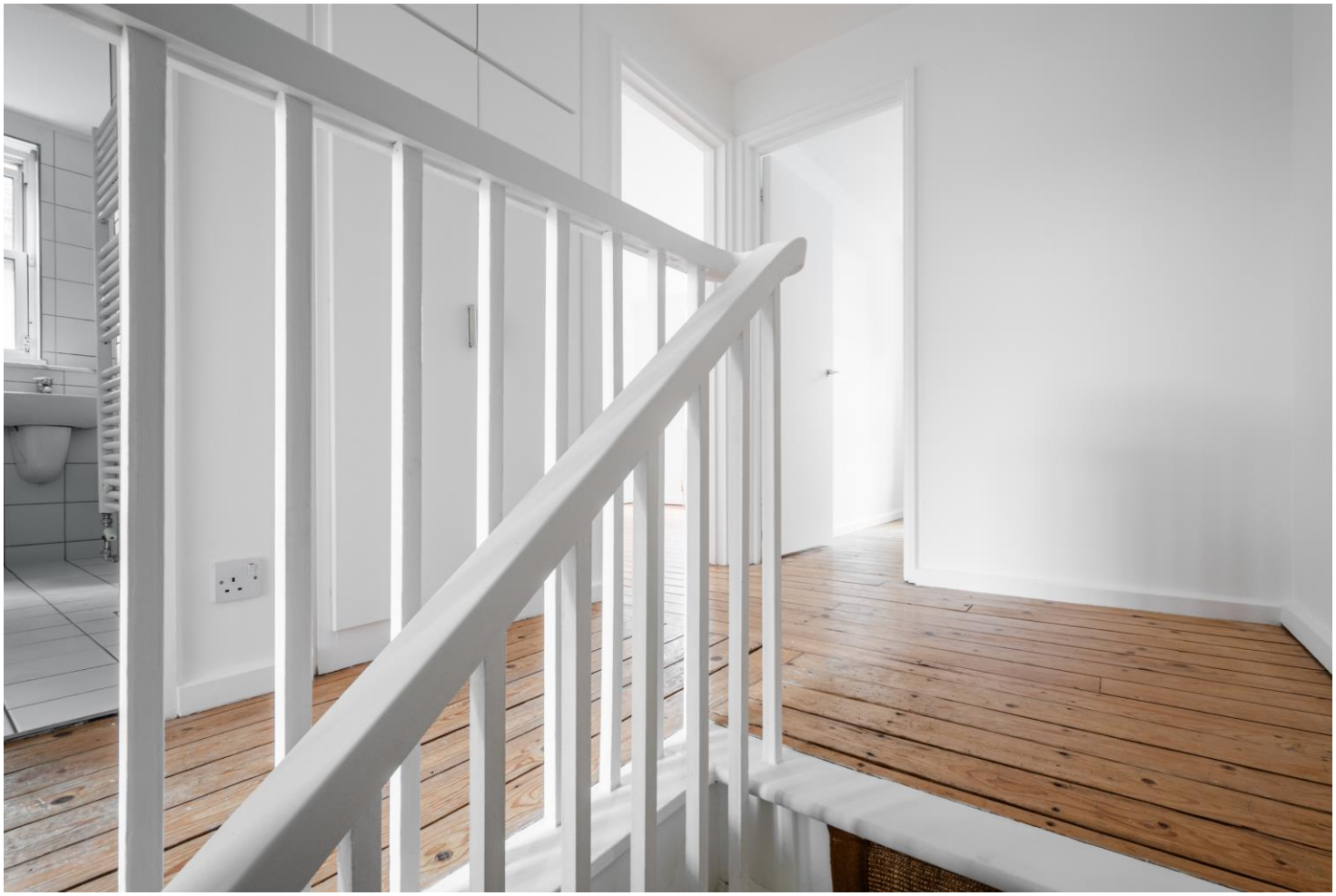
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They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















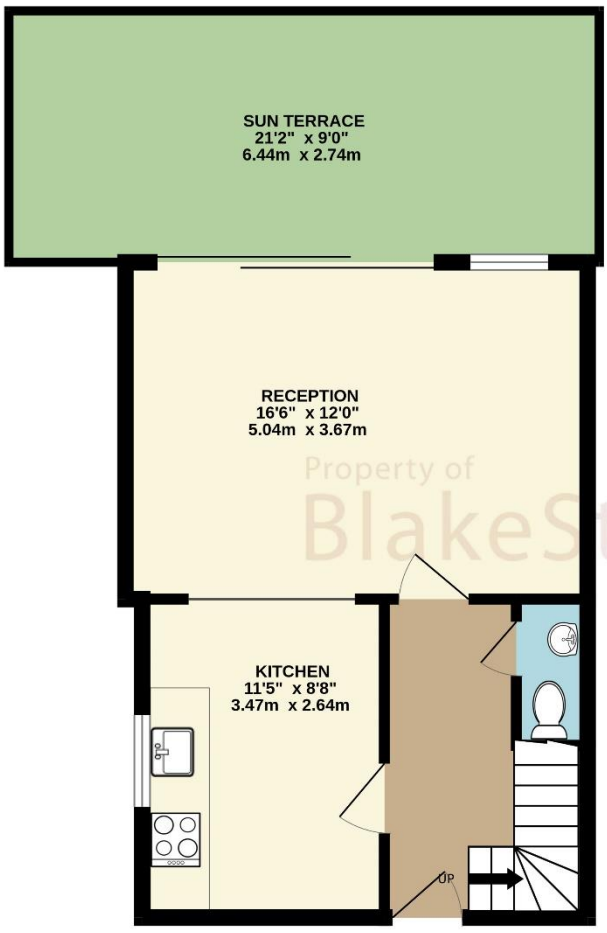




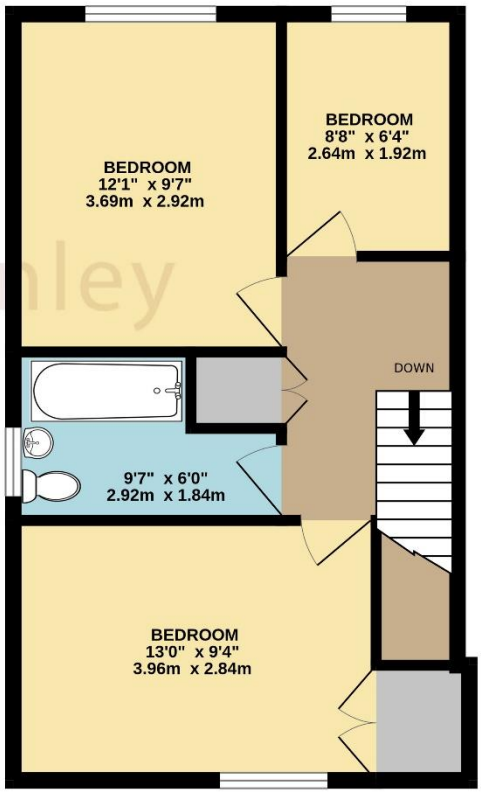


TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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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SECOND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



THIRD FLOOR
437 sq.ft. (40.6 sq.m.) approx.