Victoria Park Road, E9



Blakestanley are excited to release this two bedroom period maisonette with a private balcony in the highly sought after Victoria Park Village. With living space of 862sqft (80.1sqm) spread across two floors, the first floor comprising a reception room, a separate kitchen/diner, three piece bathroom suite and the two bedrooms are situated on the second floor. Other benefits include wooden floors in the master bedroom, sash windows and built-in storage. Victoria Park is on the doorstep with London Fields and Regents Canal nearby whilst a vast array of amenities, cafés, bars and restaurants can be found just a short walk away. Excellently located for many well rated schools and numerous local transport links meaning the city and beyond are within easy reach.

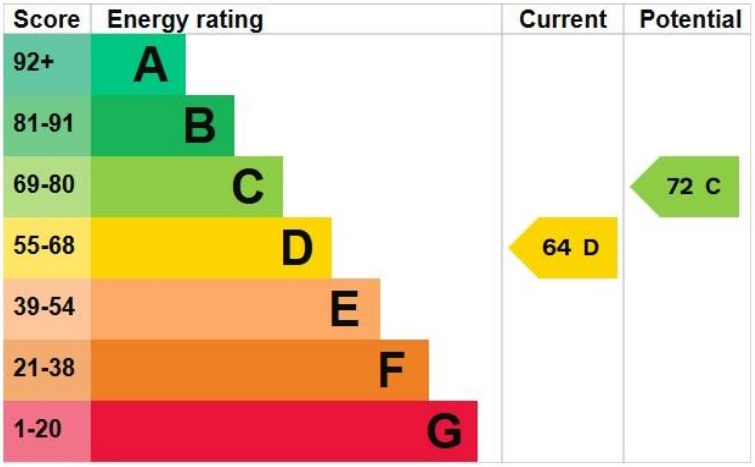
£775,000

Share of Freehold

KEY FEATURES

- Period maisonette
- Private balcony
- Two bedrooms
- Sash windows & wooden flooring
- Built-in storage
- Located in the picturesque Victoria Park Village
- Close to an array of cafe's restaurants and bars
- Highly sought after Victoria Park Village

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 995 years	(Advised by Vendor)
SERVICE CHARGE:	Ad-hoc	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 p.a.	(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 : 862 sq.ft. (80.1 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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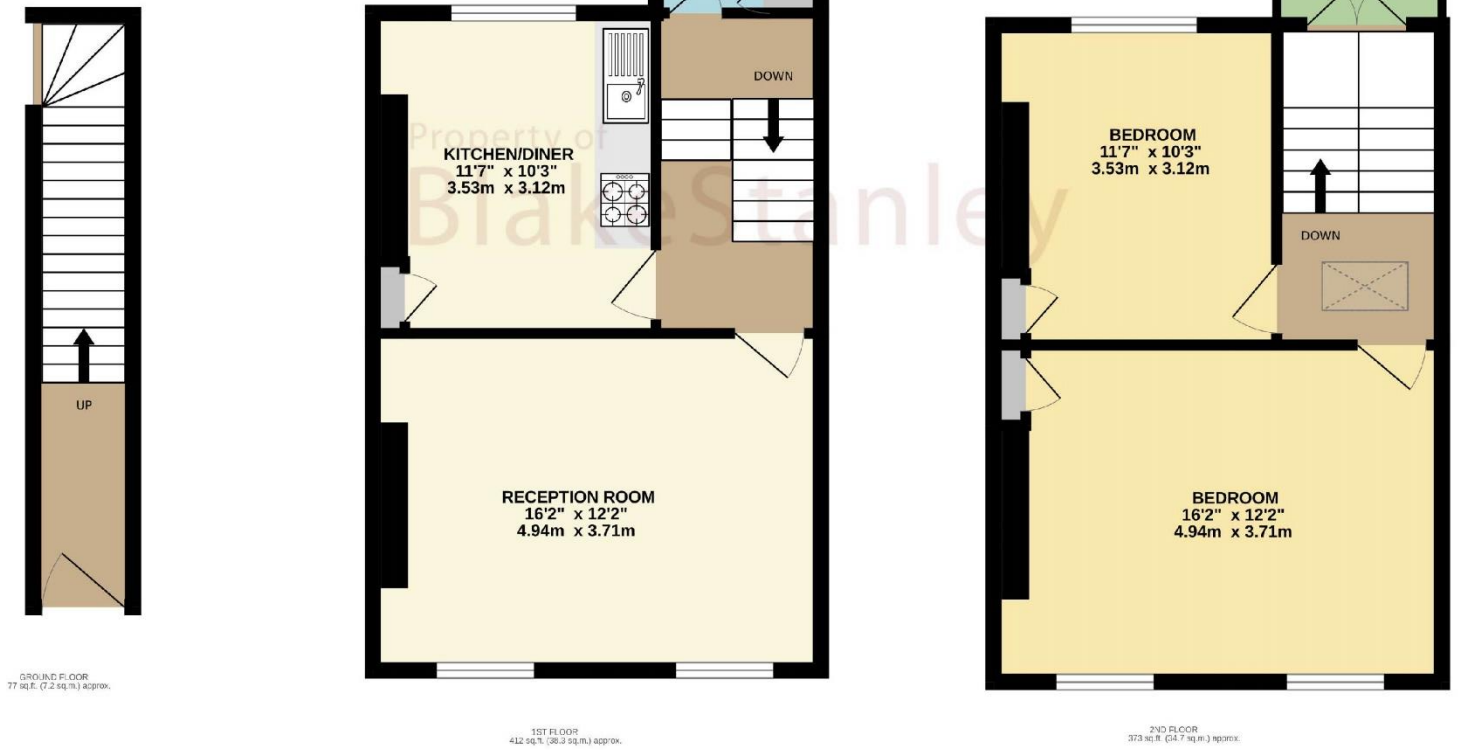

Property of Blake Stanley

GROUND FLOOR
77 sq.ft. (7.2 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

2ND FLOOR
373 sq.ft. (34.7 sq.m.) approx.