

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Flat 39 Tudor House Tudor Grove, London, E9 7QJ

£515,000

- 1930's purpose-built development
- Separate reception room and kitchen
- Within catchment of highly regarded schools
- Being sold chain free
- Private, north-easterly facing balcony
- Well positioned for Broadway Market, London Fields and nearby cafés, pubs and restaurants
- London Fields Overground and numerous bus routes

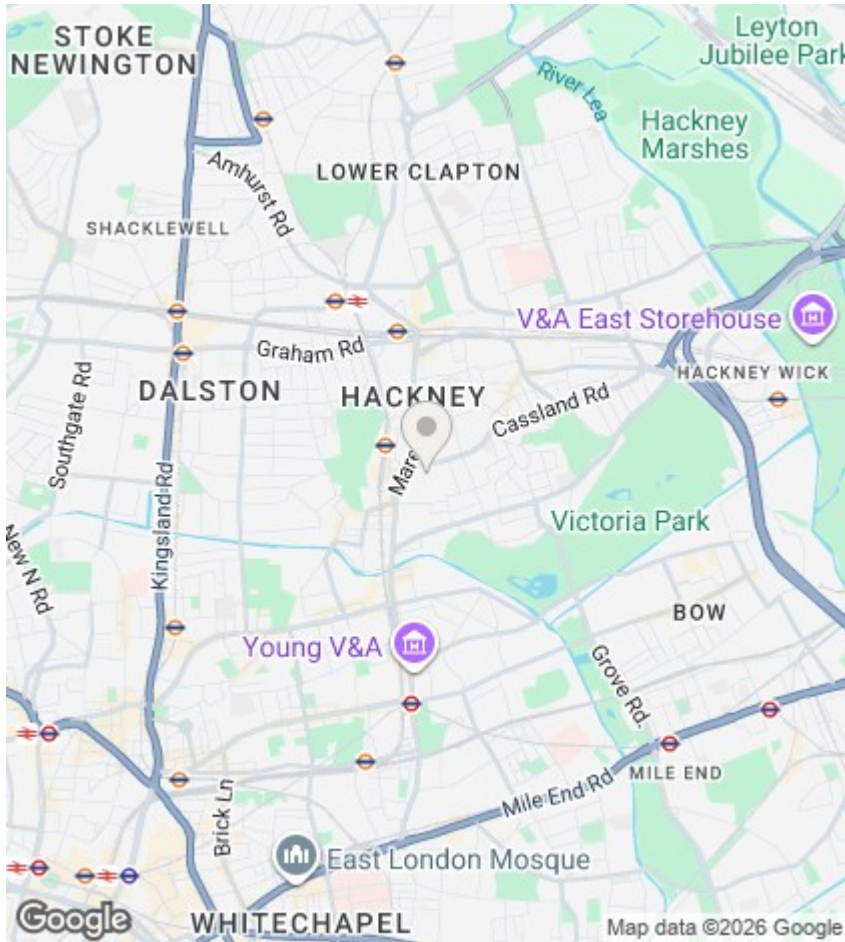
Flat 39 Tudor House Tudor Grove, London E9 7QJ

Nestled in the heart of Hackney, Blakestanley are delighted to present this two-bedroom Victorian fourth floor flat within a 1930's mansion block. Adjacent to London Fields, this property offers a living space of 705sqft (65.5sqm). The interior comprises separate kitchen and reception rooms, two double bedrooms and a modern three-piece bathroom suite. Benefits to this property include a private, north-easterly facing balcony, high ceilings and large windows. Wonderfully positioned, this property is just moments away from an array of amenities, cafés, bars and restaurants on Mare Street, and just a short walk away from Broadway Market, with its ever-popular Saturday market. Ideally located for highly rated schools. London Fields Overground station and many bus routes are within walking distance, offering seamless access to the City and beyond. Available to the market chain free.



Council Tax Band: B





Directions

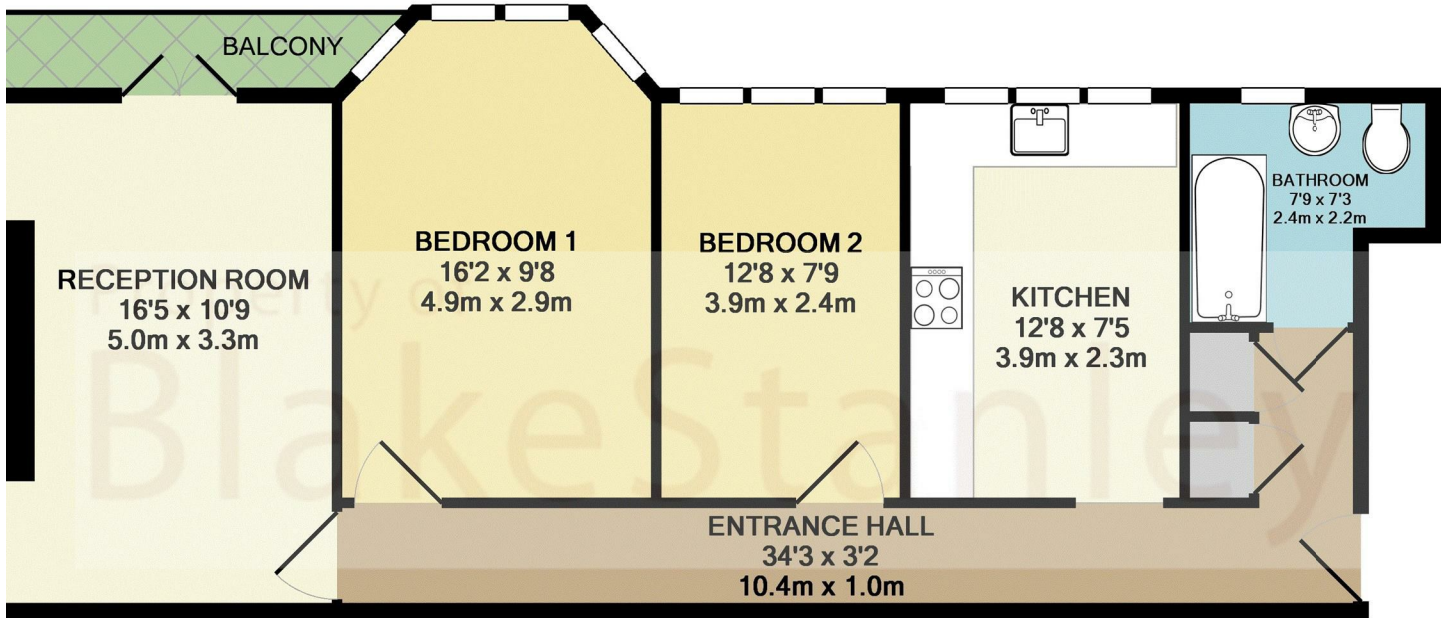
Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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