



# Hackney Road, London

Offers Over £650,000

**Havilands**

the advantage of experience



- Mixed Use Development on Hackney Road, E2 Offering 1,166 Sq Ft Space
- Ground Floor Commercial Unit with £19,000 estimated annual income
- Two, Self Contained Studio Apartments
- Total Combined Annual Rental Income of £31,200
- A Short Walk to Hoxton Station (London Overground Line) and Old Street Station (Northern Line and National Rail Services)
- Close to Columbia Road Flower Market, Shoreditch High Street and Brick Lane with its Abundance of Restaurants, Bars and Amenities
- Convenient for The Barbican Centre, Liverpool Street, Moorgate and Whitechapel

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are delighted to present this MIXED-USE DEVELOPMENT, COMMERCIAL UNIT AND TWO SELF CONTAINED STUDIO APARTMENTS on Hackney Road, E2.

Offering 1,166 sq ft of space across this floors this substantial property comprises:  
Ground Floor Commercial Unit comprised of shop front, kitchen, storage area and w/c.  
First floor studio apartment with separate kitchen, shower area and separate w/c.  
Second floor studio apartment with separate kitchen and bathroom.

#### Rental & Income Overview

Commercial Unit: £19,000 per year (estimated)

2x Studio flats £1300 each per month (current)

Combined Annual Rental Income: £31,200 per year

Combined Estimated Total Income: £50,200 per year

#### Transport Links

The property benefits from excellent transport links, just a short walk to: Hoxton Station (London Overground Line) and Old Street Station (Northern Line and National Rail Services) as well as various bus routes.

#### Location

A stone's throw from Columbia Road Flower Market and Shops and within easy reach of Shoreditch High Street and Brick Lane with its abundance of restaurants, bars and amenities. Plus conveniently located for ease of access to The Barbican Centre, Liverpool Street, Moorgate and Whitechapel.

This exceptional investment opportunity offers immediate rental income and development potential in a highly sought after area of East London.

#### EPC Details

Ground Floor Commercial Unit 53C

First Floor Apartment Currently 55D Potentially 77C

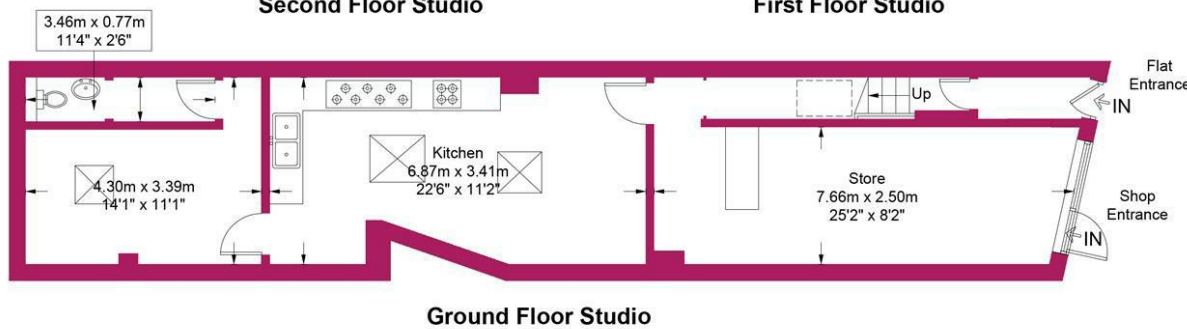
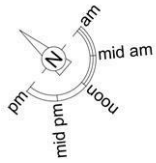
Top Floor Apartment Currently 58D Potentially 79C

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# Hackney Road, E2

Approximate Gross Internal Area = 1166 sq ft / 108.3 sq m

Restricted Height = 9 sq ft / 0.8 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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