



Hackney Road, , London, E2 7PA

- Two Bedroom Apartment
- Private Balcony
- Centrally Located
- Ground Rent = £225 pa
- EPC = B
- West Facing
- Third Floor
- Service Charge = £1,320 pa
- Lease Length = 103 Years

£525,000



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DESCRIPTION

Guide Price - £525,000 - £550,000

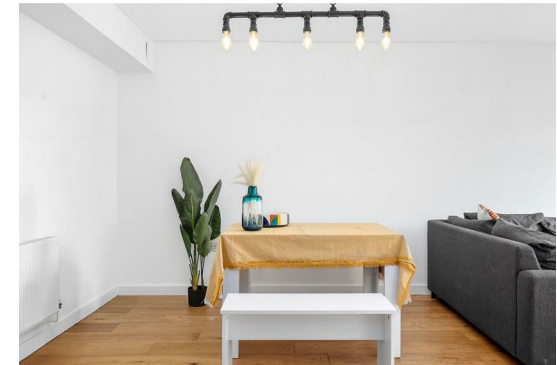
A superb two-bedroom apartment with a large private balcony, set on the third floor of a modern development just moments from the Shoreditch Triangle.

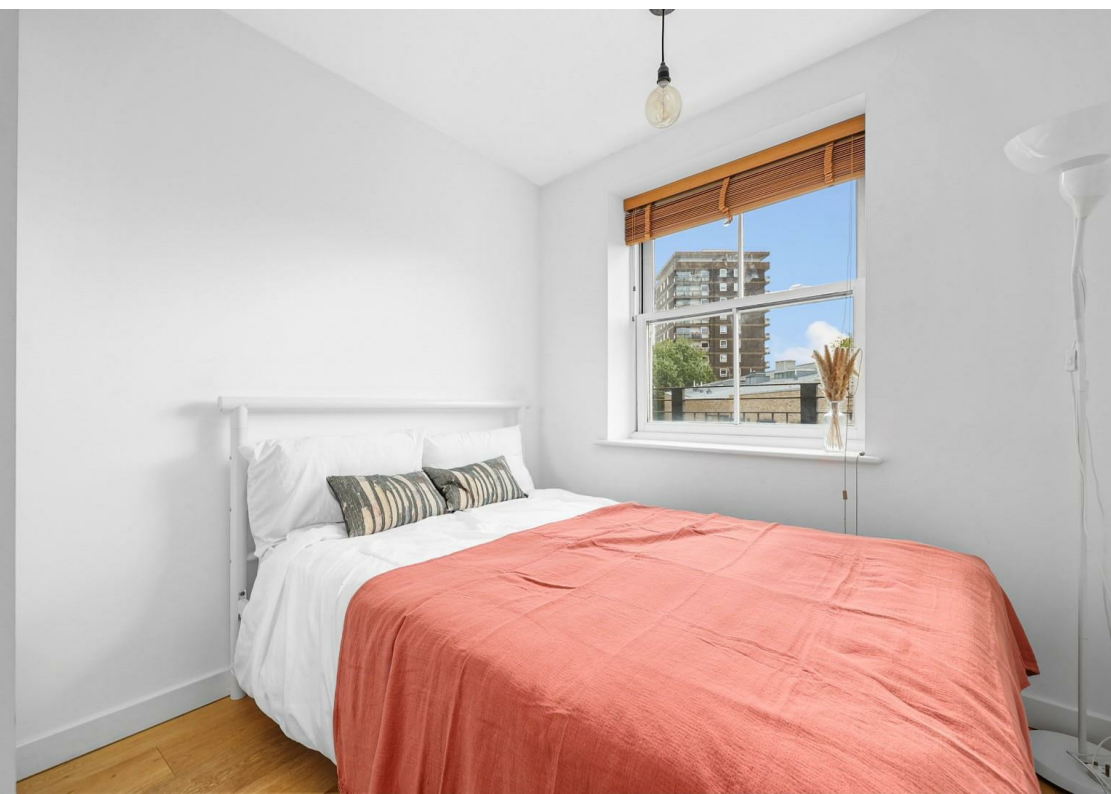
Benefitting from a bright west-facing aspect, the property offers fantastic natural light throughout. The spacious open-plan living area opens directly onto a generous west-facing balcony, perfect for entertaining or enjoying the afternoon sun. The balcony can also be accessed from the master bedroom, creating a seamless connection between indoor and outdoor living.

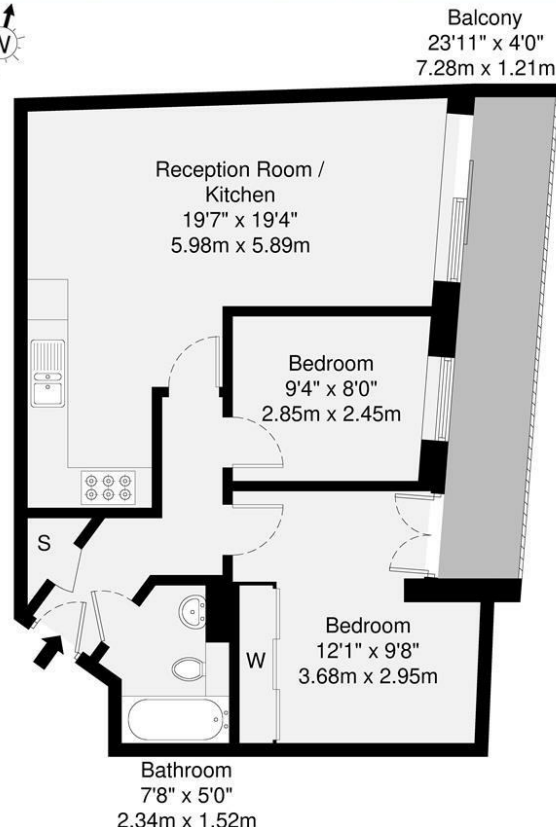
Further features include a second double bedroom, a sleek fitted kitchen, and a contemporary bathroom.

Located in the heart of Shoreditch, you'll be within easy reach of Old Street, Hoxton, and Shoreditch High Street stations. On your doorstep, you'll find a vibrant mix of restaurants, bars, and independent shops, along with world-famous markets including Columbia Road Flower Market, Brick Lane, and Spitalfields.

This is a rare opportunity to secure a bright, modern apartment with excellent outdoor space in one of London's most sought-after locations.







GROSS INTERNAL AREA (GIA)
The footprint of the property
57.6 sq m / 620 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
1.7 sq m / 18 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
8.8 sq m / 94 sq ft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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VUE

Viewings

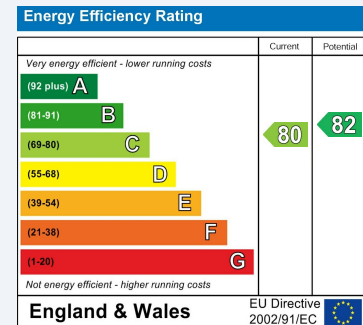
Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.