Pownall Road, E8



Presented to the market in excellent condition and generously proportioned throughout is this three double bedroom purpose built split level flat overlooking Regent's Canal. The property, spread across the top two floors, is bathed in natural light and boasts 843sqft (78.3sqm) of living space. Downstairs comprises a spacious reception room leading to a south facing balcony with canal views and separate fully fitted kitchen/diner. The three well-sized double bedrooms, two piece bathroom suite and separate W.C. are situated upstairs. Other benefits include a private entrance and plenty of storage. Superbly located along Regent's Canal and only moments away from the cafés, bars and restaurants of Broadway Market and the open green space of London Fields. Numerous local transport links are close by putting Liverpool Street, Shoreditch, the City and beyond in easy reach.

£635,000

Leasehold

KEY FEATURES

- Excellently presented top-floor flat
- Boasting 843sqft (78.3sqm) of living space
- Spacious reception room & separate kitchen dinner
- South facing balcony with views over Regent's Canal
- Bathed in natural light
- Three generously proportioned double bedrooms
- Two piece bathroom suite & separate W.C.
- Private entrance and plenty of storage

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 166 years	(Advised by Vendor)
SERVICE CHARGE:	£182.00 pcm	(Advised by Vendor)
GROUND RENT:	£50.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,831.38 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.















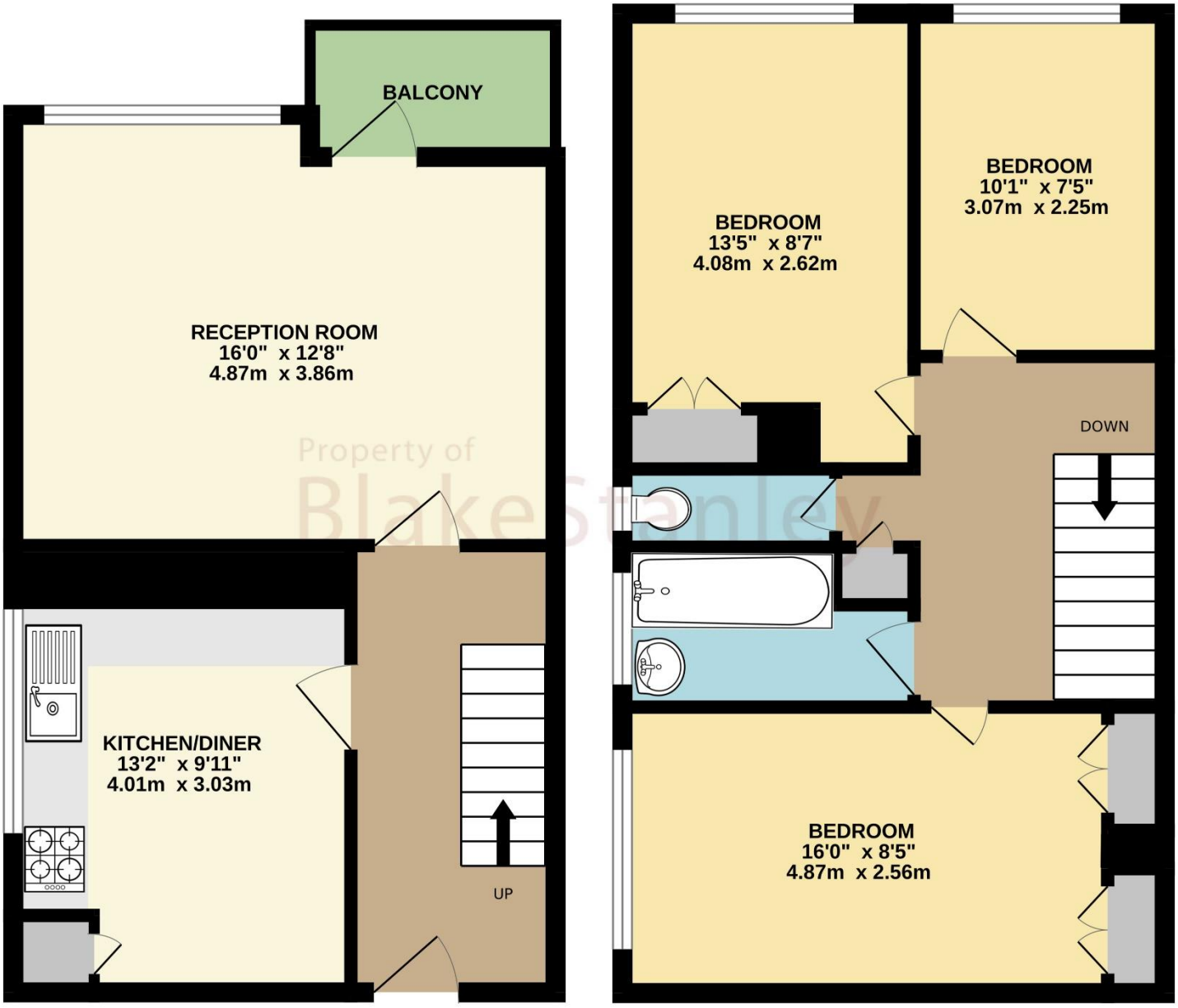






SECOND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

THIRD FLOOR
456 sq.ft. (42.4 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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