INNER CITY ESTATES

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- Two-bedroom Apartment
- Private Balcony
- Wooden Flooring
- Separate Kitchen
- Separate W/C
- Close to Victoria park







Cass House

London, E9 7BP

£350,000

An excellent opportunity to purchase this spacious and beautifully presented two-bedroom flat, situated just moments from the stunning green open spaces of Victoria Park in the highly sought-after area of Hackney, E9.

The property features modern décor throughout, a luxury fully fitted separate kitchen, solid hardwood flooring, two generously sized double bedrooms and a stylish fully tiled bathroom suite, complemented by a separate WC.

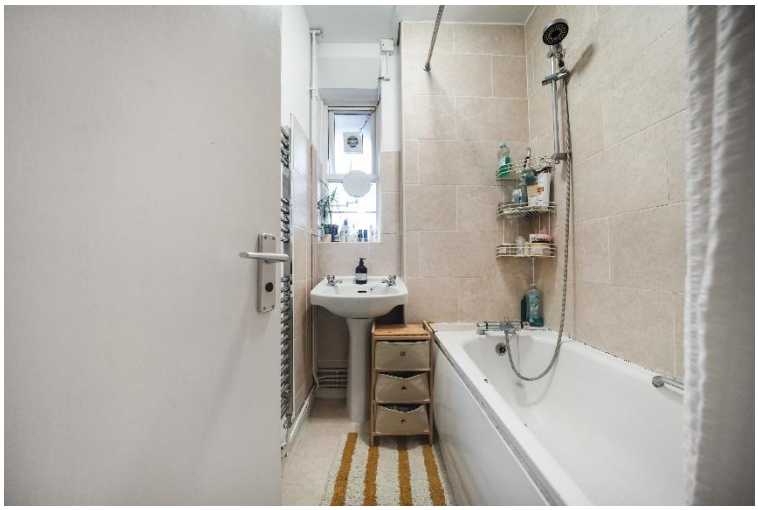
Further benefits include a large private balcony, offering excellent outdoor space for entertaining, relaxing and enjoying the surrounding views. Residents can also apply for on-site parking permits.

The property is ideally positioned for an excellent selection of local shops, cafés, pubs and restaurants, with Victoria Park Village, Mare Street and Homerton High Street all within easy reach. Homerton Station is also nearby, providing convenient transport connections, alongside numerous excellent bus services right on your doorstep.

An ideal first-time purchase, investment opportunity or home for those looking to enjoy the vibrant lifestyle of Hackney, with Victoria Park right on your doorstep.

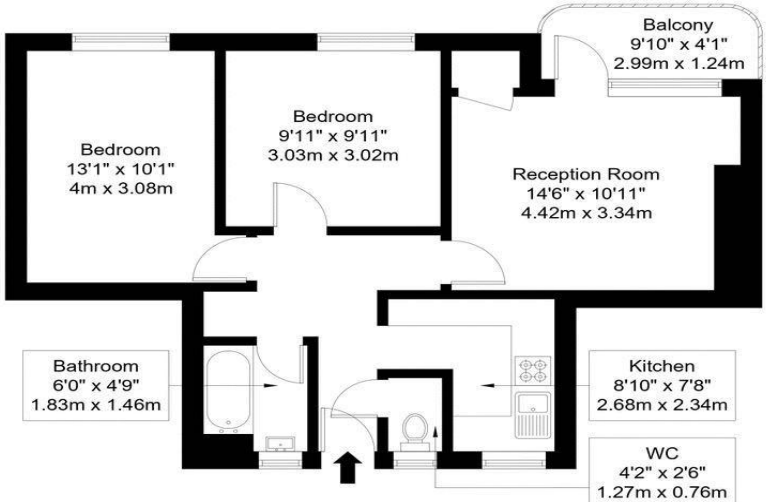
Early viewings are highly recommended!





Cass House, E9 7BP

Approx Gross Internal Area = 52.3 sq m / 563 sq ft
Balcony = 3.7 sq m / 40 sq ft
Total = 56 sq m / 603 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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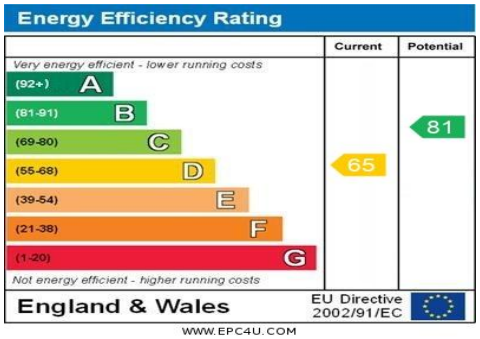


Key Features:

Lease: 112-year

Annual Service Charge: £1680.68

Annual Ground Rent £10



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.