



## **Dockside Court, Hackney, London, E5 9RR**

### **Guide Price £275,000 Leasehold**

A stylish, contemporary one-bedroom apartment with private entry and lift access to the second floor, offering privacy and convenience. The bright open-plan kitchen/living area is filled with natural light and features modern appliances and generous worktop space. A spacious double bedroom, sleek bathroom and excellent built-in storage complete the home, which is presented in excellent condition.

Ideally located in the heart of Clapton, moments from Millfields Park and Hackney Marshes, with independent cafés, shops and restaurants nearby. Clapton Overground Station is a short walk away, providing fast links to Liverpool Street and the City. Offered chain-free. Telephone or email to arrange a viewing appointment.



## Reception Hallway

9'5" x 3'6" (2.88 x 1.09)

## Open-Plan Kitchen/Reception

21'0" x 10'11" (6.41 x 3.33)

## Bedroom

11'9" x 9'4" (3.59 x 2.86)

## Bathroom

8'8" x 5'6" (2.66 x 1.69)

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

