



## Flat 7 Eleanor Court 140 Whiston Road, Hackney, London, E2 8RR

£525,000

- Well-presented garden maisonette.
- Private south facing garden.
- Two bedrooms and plenty of storage.
- Numerous local amenities.
- Being sold chain free.
- Boasting 663sqft (61.6sqm) of living space.
- Separate kitchen/diner.
- Moments from Haggerston Park, Broadway Market, London Fields & Regent's Canal.
- An array of transport links.

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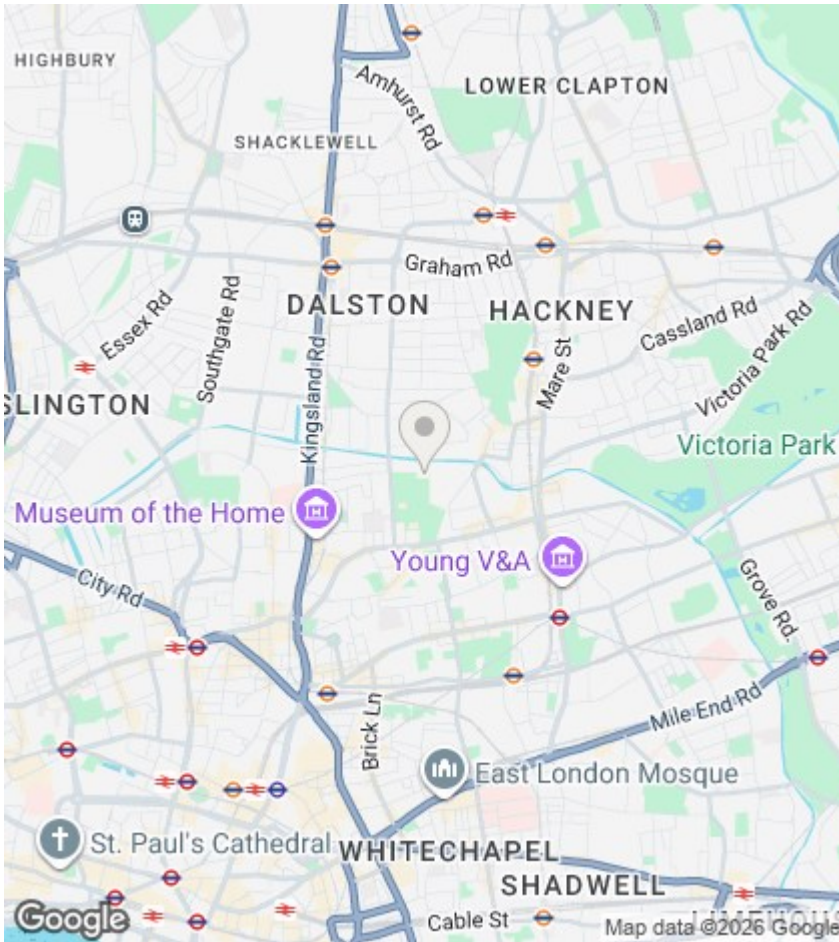
Located moments from Broadway Market and London Fields, and on the doorstep of Haggerston Park, is this well-presented and generously proportioned two bedroom purpose built garden maisonette. The property, bathed in natural light throughout, and boasts 663sqft (61.6sqm) of living space. The property comprises a reception room with bi-fold doors to a private south facing garden, a separate kitchen/diner, two bedrooms, a three piece bathroom suite and plenty of storage. The property is ideally positioned for highly rated schools, the cafés, bars and restaurants of Broadway Market, the Lido on London Fields park, Haggerston Park and Regent's Canal. Numerous transport links including Haggerston, London Fields overground and Bethnal Green tube station as well as the many bus routes putting the City and surrounding areas within easy reach. Being sold chain free.



Council Tax Band: C







Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

D

| 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>                            |  |                         | 79        |
| (55-68) <b>D</b>                            |  | 64                      |           |
| (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 |           |

