



PRICE GUIDE

£1,000,000

Hackney Road

London, E2 8FD

GUIDE PRICE: £1,000,000 - £1,100,000

A top floor, three-bedroom apartment spread over 982sqf (internal), with an additional, large wrap around terrace offering amazing views across London.

The property features a bright and spacious open plan kitchen leading to reception room with full length windows/doors, three double-bedrooms, an en-suite to the master, a lovely high-spec family bathroom, and ample storage.

The roof terrace wraps around the property and is accessible via the reception room and two of the bedrooms.

All set within a well-maintained, private development complete with lift facilities.

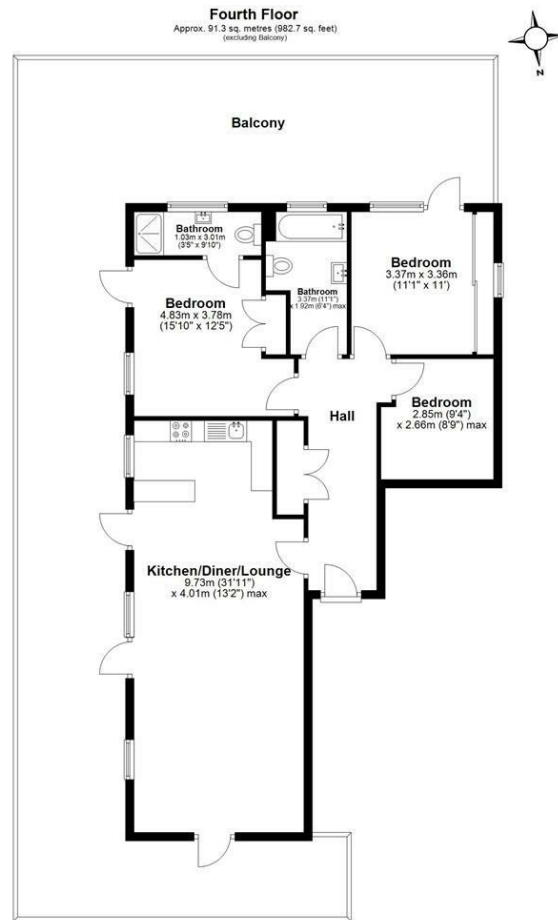
Located in the heart of vibrant Shoreditch, this exceptional three-bedroom top floor apartment offers stylish city living in one of East London's most sought-after neighbourhoods. Renowned for its creative energy, Shoreditch is home to an eclectic mix of independent boutiques, artisan cafés, acclaimed restaurants and fashionable bars, creating a dynamic yet highly desirable residential setting. The area also benefits from an abundance of green spaces, fitness studios and cultural attractions, making it equally appealing for professionals and families alike.

Excellent transport connections provide swift access to the City, Canary Wharf, London Bridge and the West End via nearby Liverpool Street, Old Street and Shoreditch High Street stations, ensuring effortless connectivity across London.
Offered on a chain free basis.

Leasehold: 108 years remaining
Ground Rent: TBC
Service Charge: £4000 per annum
Council Tax: Band D







This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Hackney Road

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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