



Flat 49, 9 Cresset Road, London, E9 6FS

£550,000

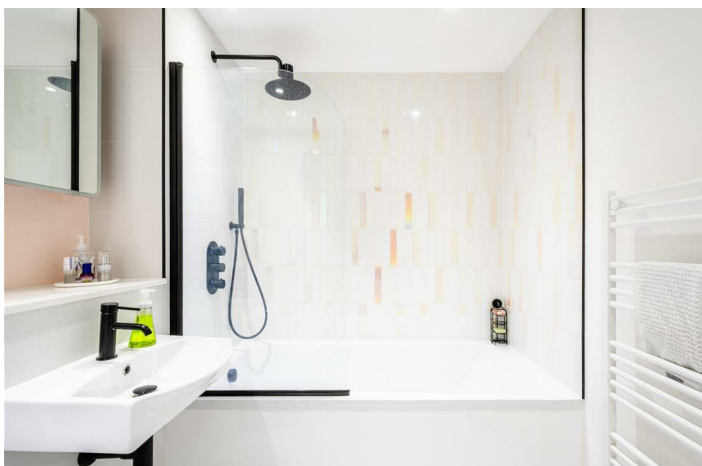
- Private south facing balcony
- Eighth floor with 180 degree views
- Dual aspect
- Local Amenities and Dining found at Victoria Park and Well Street
- Two double sized bedrooms
- Open plan living
- Neighbouring the green spaces of Well Street Common and Victoria Park
- An array of transport links

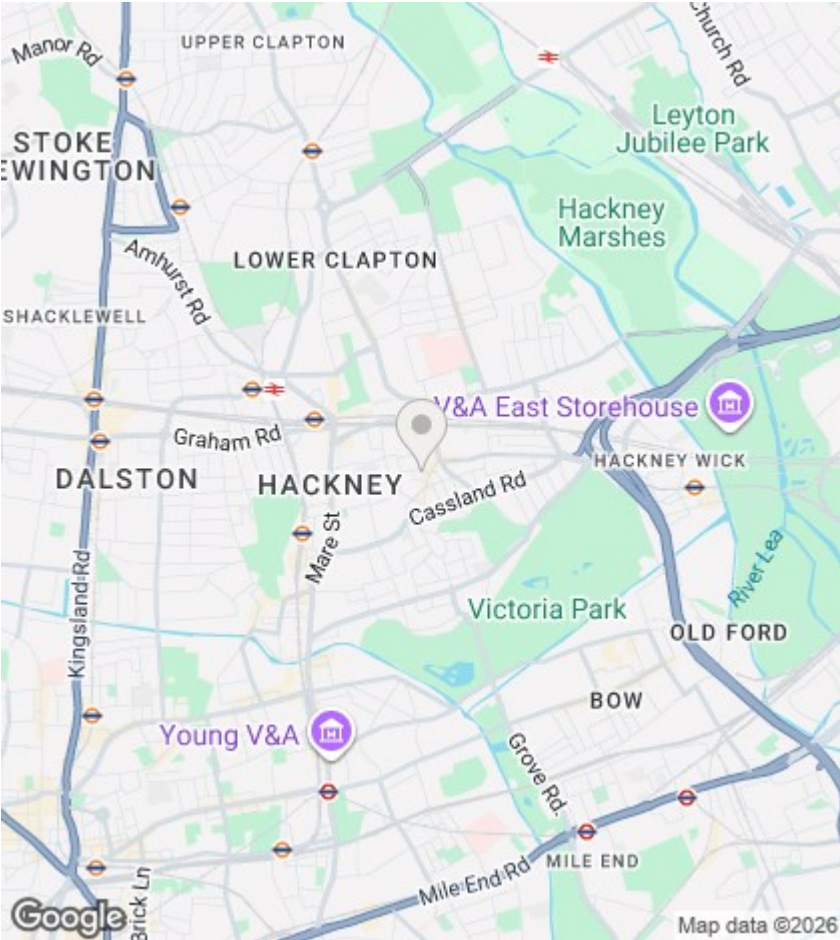
9 Cresset Road, London E9 6FS

Blakestanley are thrilled to present this well maintained 8th floor two bedroom apartment with 180 degree views of London. Set within a purpose-built building converted from Hackney's old ceramic factory, adjacent to the popular and diverse Well Street. Offering 538sqft (50sqm) of living space encompassing an updated open plan kitchen / diner / reception room which benefits from dual aspect light, two double sized bedrooms including built-in storage and a three piece bathroom suite which has been freshly refurbished. Located a short walk away from the green open spaces of Well Street Common & Victoria Park, as well as the cafes, bars & restaurants of Victoria Park Village. An array of transport links put the City and its surroundings within easy reach.



Council Tax Band: D





Directions

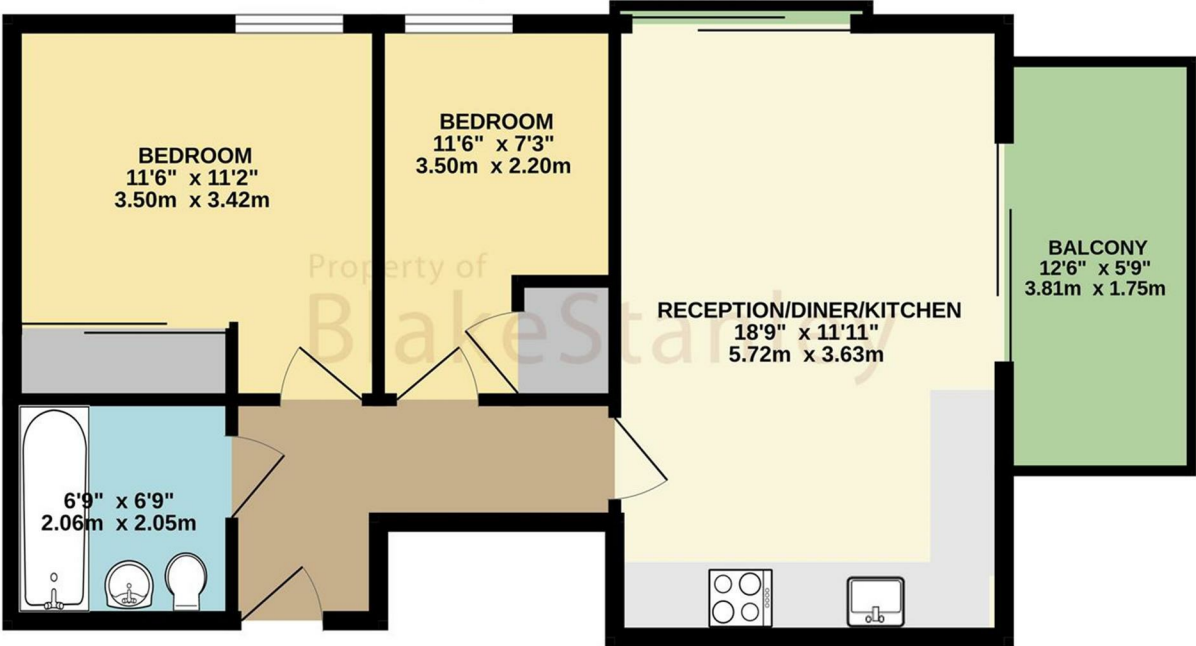
Viewings

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

EPC Rating:

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		EU Directive 2002/91/EC

EIGHTH FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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