Wayland Avenue, E8



Blakestanley are pleased to present the rare chance to obtain a double fronted house situated on a quiet road between the green spaces of London Fields and Hackney Downs. The property enjoys brilliant natural light throughout and the living space flow that only a double fronted home can provide. Over the ground floor is the kitchen/diner and reception, leading to the south facing garden, which also enjoys side access and incorporates a bike shed. On the half landing is a guest WC and upstairs are the three bedrooms and bathroom. As well as the close by green spaces, much more is readily accessible, such as Broadway Market, Ridley Road market, the amenities of Mare St and transports links including Hackney Downs and Hackney Central. Many well rated schools are in the area, and the property is offered chain free.

£1,295,000

Freehold

KEY FEATURES

- Double fronted freehold house
- South facing garden
- Hackney Downs and Hackney Central Overground stations nearby
- Available to the market chain-free
- Ideally positioned for Hackney Downs and London Fields
- Within catchment of highly regarded schools

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,518.15 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.






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PETS




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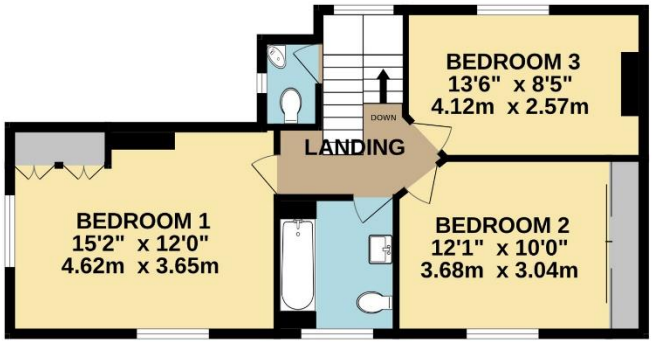

STAR WARS
From Japan
with Love



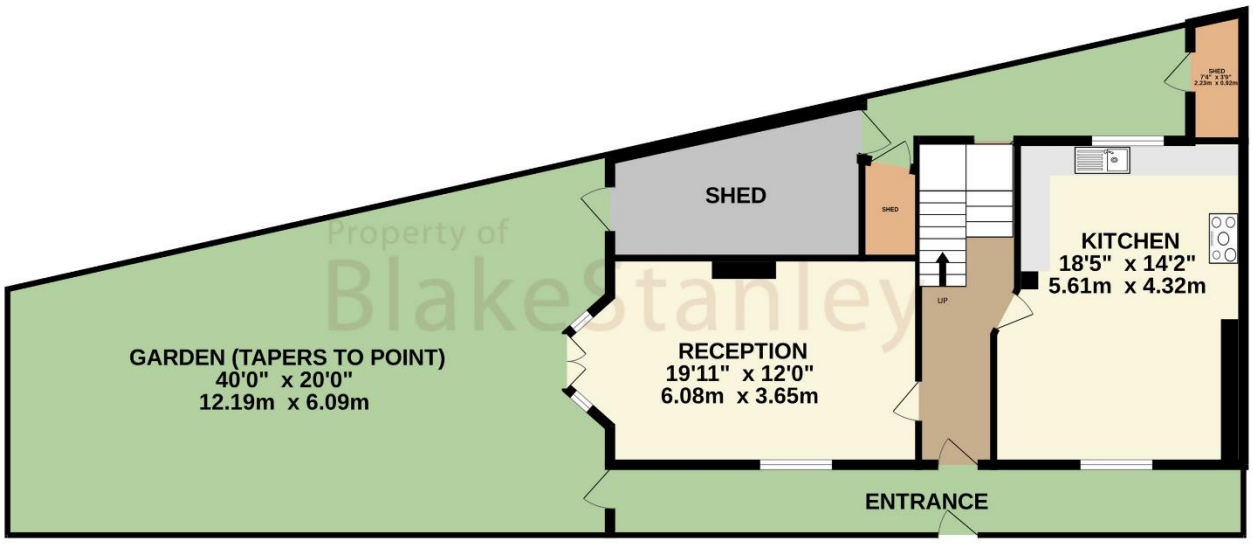




1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

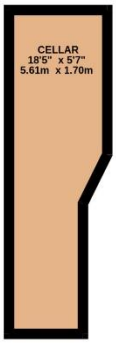


GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



Property of
BlakeStanley

BASEMENT
91 sq.ft. (8.4 sq.m.) approx.



TOTAL FLOOR AREA : 1212sq.ft. (112.6 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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