Stanton Walk, E2



Nestled in the heart of Hackney, this two-bedroom apartment presents a rare opportunity to experience contemporary living in an industrial style. This property was developed from the restoration of the former Empress Coaches building and pays homage to its industrial heritage through exposed brick, large Crittall-style windows and metal detailing throughout. The property features two spacious and bright bedrooms, with the larger bedroom benefitting from its own en-suite bathroom, complemented by a second modern bathroom, offering added convenience for residents and guests alike. The property also offers a spacious open plan reception/kitchen/diner as well as a private, south-east facing balcony, perfect for evening sunlight. The building also provides access to concierge service, rooftop terraces, bike storage, and a resident's gym. Access to the City and beyond is made easy with Cambridge Heath Overground station only a short walk away, as well as numerous bus routes. Available to the market chain-free.

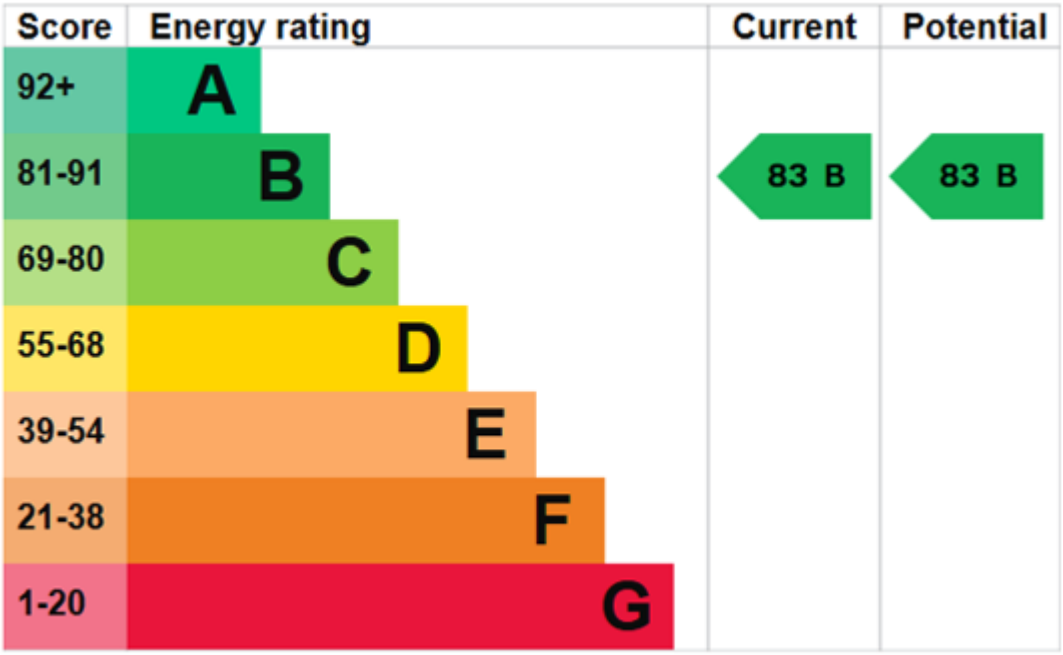
£700,000

Leasehold

KEY FEATURES

- Two-bedroom, two-bathroom property
- Private south-east facing balcony
- Access to numerous amenities: gym, rooftop terraces, concierge service etc.
- Open plan reception/kitchen/diner
- Offered chain free
- Perfectly positioned for Regent's Canal, Broadway Market and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- Cambridge Heath Underground station and numerous bus routes nearby

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 245 years	(Advised by Vendor)
SERVICE CHARGE:	£5,000.00 p.a.	(Advised by Vendor)
GROUND RENT:	£500.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,837.78	(Advised by Vendor)
LOCAL AUTHORITY:	London Borough of Tower Hamlets	
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.




BOSCH


I LIKE
IT.
WHA
IS IT.

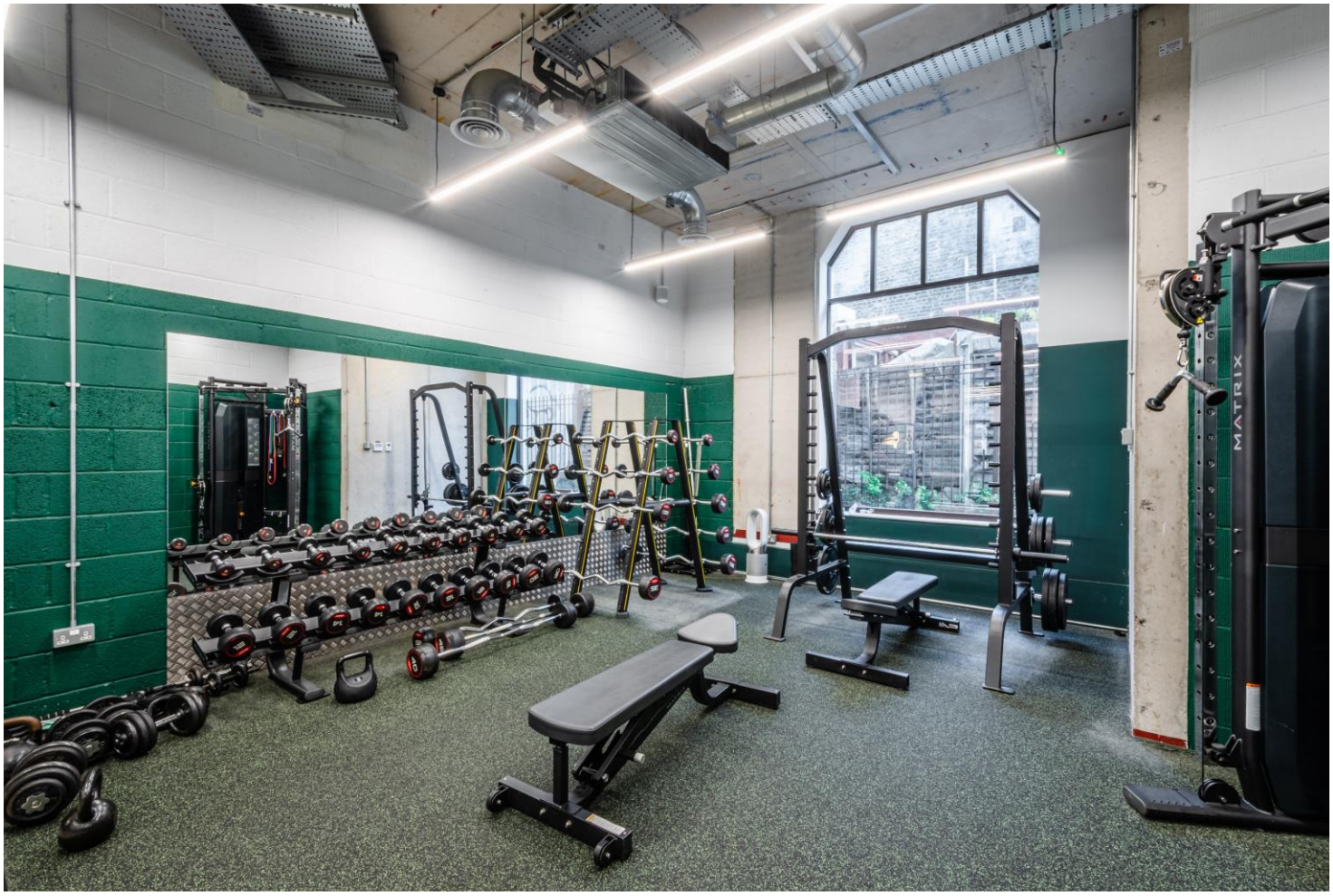






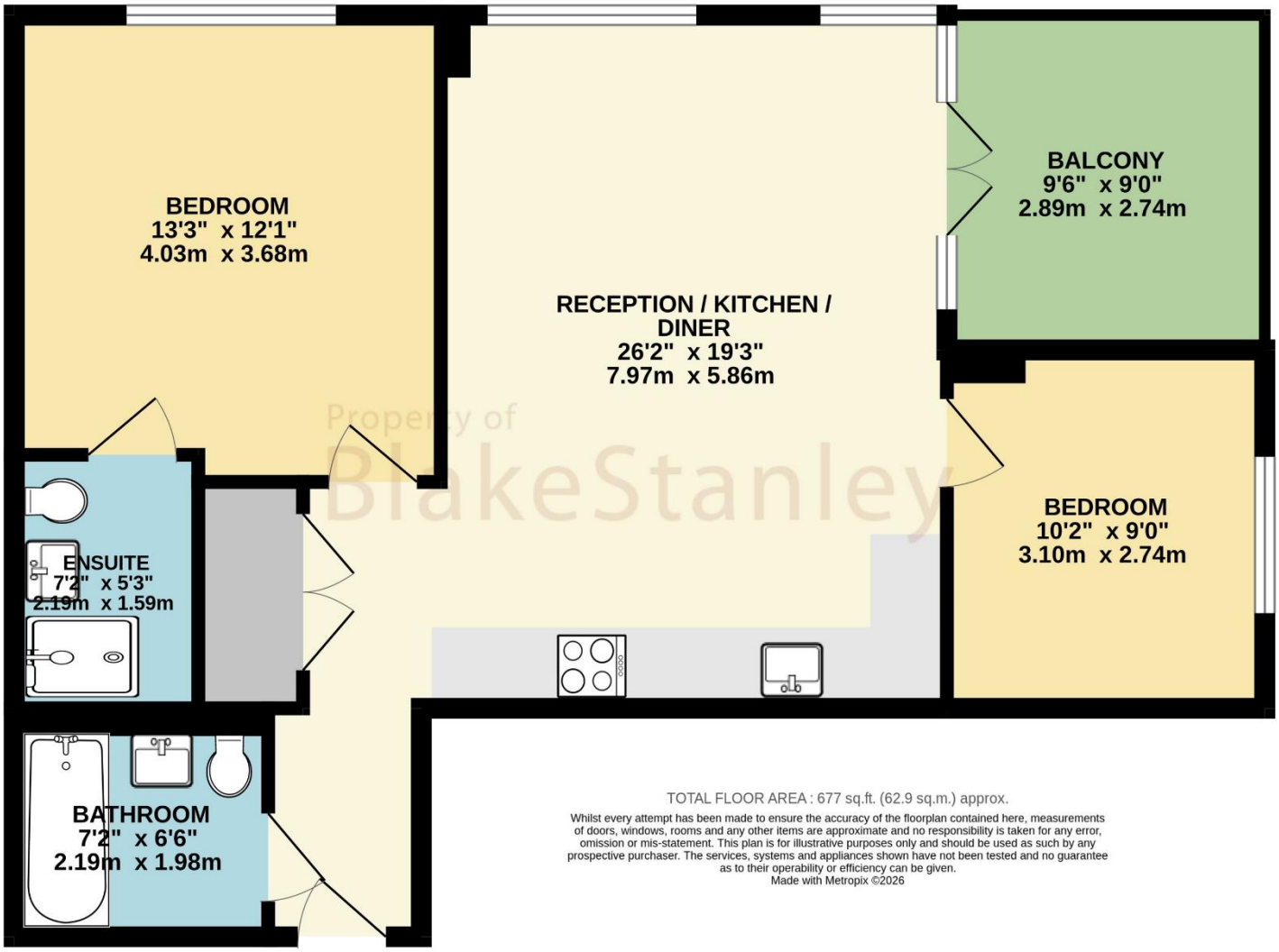

Ethical
Property




MATRIX



SECOND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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