



Substantial 1380 sq ft three bedroom duplex apartment

Goldsmiths Row, London, E2

£925,000 Leasehold



Three double bedrooms
Maisonette apartment
Prime location
Private garden space
Communal gardens
Immaculate interior

Local Information

The property is situated amongst a handful of charming, quiet residential streets, just around the corner from the delights of the historic Columbia Road flower market, and the vibrant and busy Shoreditch High Street, and as such, offers splendid access to the City and West End.

About this property

Possessing a strikingly ornate frontage and rich legacy dating back to the 1800's, Mettle & Poise is a special development woven into the fabric of Hackney Road. This particular property is built on the far side of the development located on a no-through road facing Hackney City Farm. Access is via the main front door which is at ground level, taking you to a good size hallway offering fantastic storage as well as access to a cloakroom, plus an immaculate open plan kitchen/diner. The main reception is at the back of the apartment and offers light in abundance due to its West facing orientation. There is also access to a private garden. On the first floor you will find three well-proportioned double bedrooms along with an en suite shower room to the principal bedroom and separate family bathroom. This is a stunning split-level apartment in a fantastic location, which would make a great home or investment purchase.

The apartment also has added features such as secure bike storage, optional access to a parking space in the car park next to the building for £73 per month, and a beautiful communal garden.

Tenure

Leasehold

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

Telephone: +44 (0) 20 7241 4111





Goldsmiths Row, London, E2
Gross Internal Area 1380 sq ft, 128.2 m²

Approximate Area = 128.2 sq m / 1380 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 280765

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210615TCS

