

# Substantial 1380 sq ft three bedroom duplex apartment

Goldsmiths Row, London, E2



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 flow er 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 w oven 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 hallw ay 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**

Tow er 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



















Daniel Woods
Hackney
+44 (0) 20 7241 4111
daniel.woods@savills.com

OnThe/Market.com

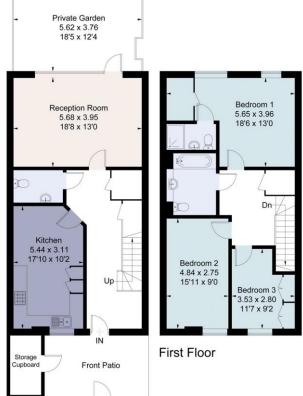
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Approximate Area = 128.2 sq m / 1380 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
For identification only. Not to scale.

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Private Garden
5.62 x 3.76
18'5 x 12'4



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

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