



Modern one bedroom apartment with a large balcony

Helmsley Street, London, E8

£575,000 Leasehold



Modern private apartment
Immaculate interior
Large balcony
Residents parking
Amazing location

Local Information

Located just off Hackney's historic Mare Street with its diverse shops and amenities, including the renowned Hackney Empire theatre and within easy walking distance of the wide open spaces of Victoria Park and London Fields. The new and vibrant Mare Street & Broadway Market are also close by.

London Fields British Rail Station is only 0.1 mile away with links direct to Liverpool Street in under 10 minutes and bus links to the City and Waterloo.

About this property

An impressive luxury apartment arranged over 550 sq ft. This property would make for an excellent first time buy, investment or downsizer purchase. Located on the third floor of this modern block means there is good light throughout. Comprising a well sized open plan reception/kitchen with built in appliances, large double bedroom with built in wardrobes, main bathroom and good size hallway with storage. The apartment is well proportioned giving it a lovely flow and the unit also benefits from a large balcony space with a built in heater.

Tenure

Leasehold

Local Authority

Hackney Council

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.



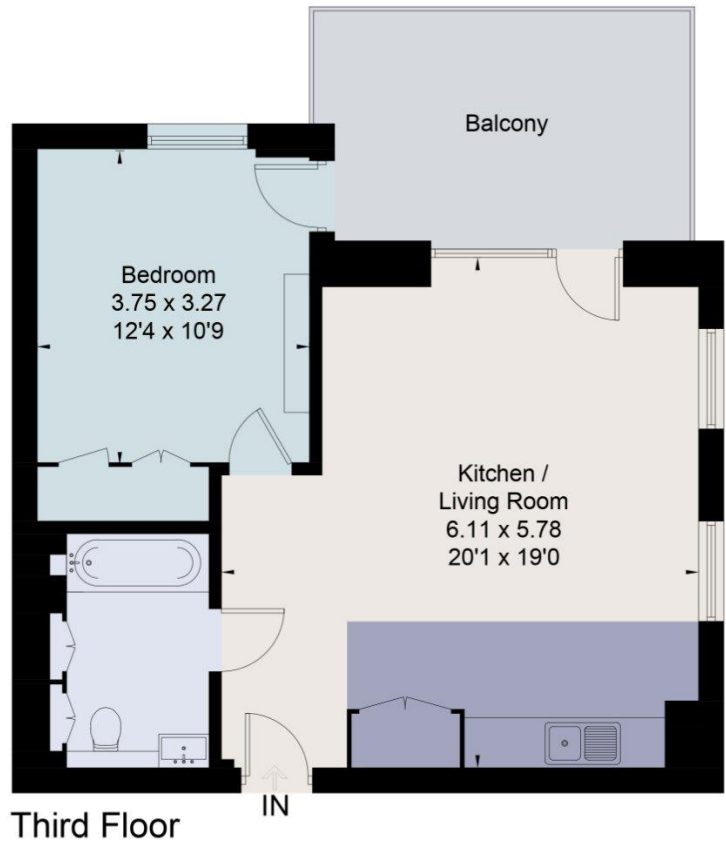


Helmsley Street, London, E8
Gross Internal Area 552 sq ft, 51.3 m²

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Approximate Area = 51.3 sq m / 552 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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 	

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