



## Two bedroom apartment within private gated development

**Marcon Place, Hackney, London, E8**

£450,000 Leasehold (135 years remaining)



Well-configured layout  
Two double bedrooms  
South facing balcony  
Private gated development  
Excellent location

#### Local Information

The cafes, restaurants and open green spaces that make Hackney and Dalston such an attractive location are just around the corner. The apartment is perfectly located for transport with Hackney Downs & Hackney Central Overground stations under 1.0 mile away and Dalston Junction under 0.6 miles away. There is also a number of bus routes that provide swift and direct access to the City and West End.

#### About this property

Located behind private gates is this stunning apartment situated in the heart of Hackney. The apartment is located on the first floor of a purpose built block offering an abundance of light due to its southerly aspect. This well-configured apartment opens into a good sized hallway with ample storage and access to all rooms. The open plan living space flows into a south facing balcony and there are two double bedrooms with an en suite to the principal room and a main bathroom. All the rooms are well-proportioned giving the accommodation a lovely flow throughout.

#### Tenure

Leasehold (135 years remaining)

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.  
Telephone: +44 (0) 20 7241 4111



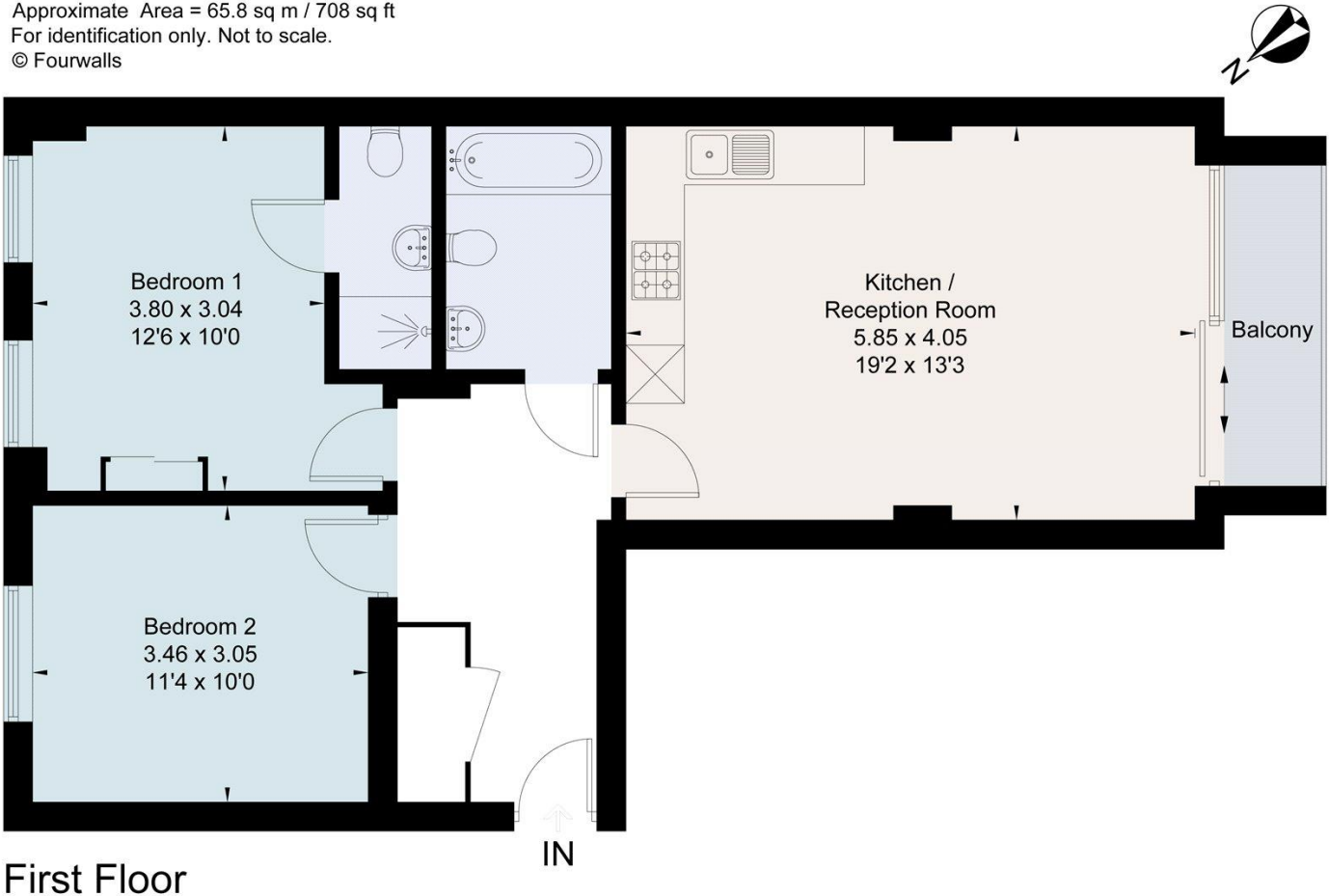





Marcon Place, Hackney, London, E8  
Gross Internal Area 708 sq ft, 65.8 m<sup>2</sup>

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Approximate Area = 65.8 sq m / 708 sq ft  
For identification only. Not to scale.  
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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		
(69-80) C	78	85
(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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