



Substantial 1362 sqft three bedroom duplex apartment located on the ground and first floor of this popular modern development.

**Goldsmiths Row, London, E2**

£900,000 Leasehold (120 years remaining)



• **Three bedrooms • Two bathrooms • Reception room**

- Mettle & Poise development • Excellent location
- Array of bars & restaurants close by

**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 new section 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 a well specked 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 patio garden. On the first floor you will find three well-proportioned double bedrooms along with an ensuite shower room to the master 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.

**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.



**Tenure**

Leasehold(120 years remaining)

**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.





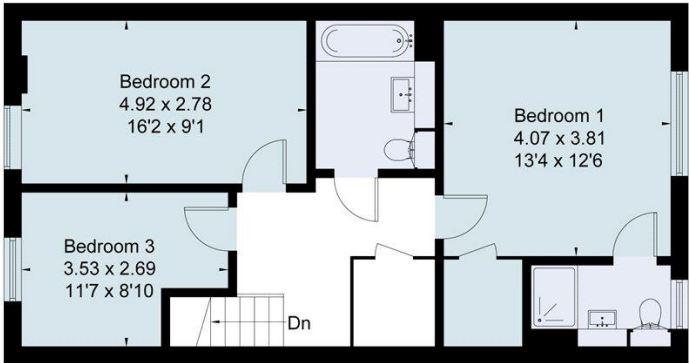


Goldsmiths Row, London, E2  
Gross Internal Area 1362 sq ft, 126.5 m<sup>2</sup>

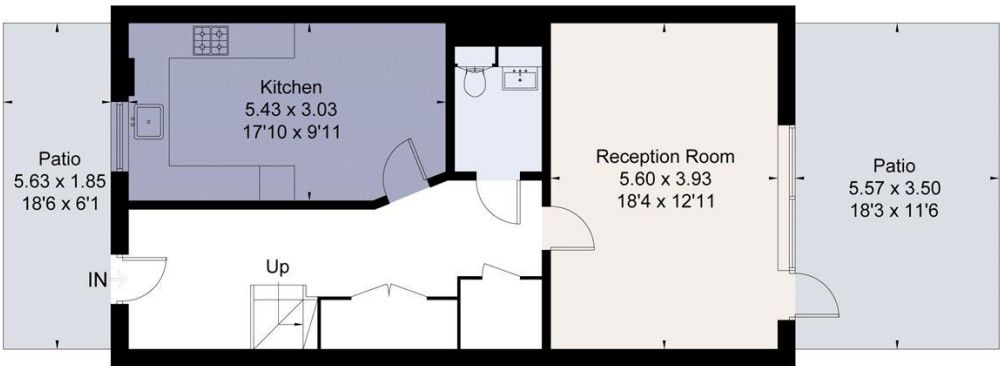
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Approximate Area = 126.5 sq m / 1362 sq ft  
Including Limited Use Area (1.3 sq m / 14 sq ft)  
For identification only. Not to scale.  
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First Floor



Ground 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+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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