



Stunning one bedroom apartment in a central Hackney location

Sylvester Path, Hackney, London, E8

£435,000 Leasehold



One bedroom
4th floor
Southerly aspect
Balcony
Chain free
Central Hackney location

Local Information

Perfectly positioned for the green open space of London Fields, complete with tennis courts and lido, as well as vibrant Broadway Market and Wilton Way which offer exciting independent cafes and boutiques. There are many pubs and restaurants in Hackney Central and a Picture House cinema. Excellent Transport links to central London with London Fields station and Hackney Central Overground station. The many bus routes located on Mare Street provide alternative transportation into the city and the West End.

About this property

An impressive one bedroom apartment arranged over 591 sq ft. This property would make for an excellent first time buy, investment or downsizer purchase. Located on the fourth floor of this modern block and with a south facing aspect, insures excellent natural light throughout. Accommodation comprises a well sized reception/kitchen with access to a balcony, large double bedroom with built in wardrobes and main bathroom. This property is offered chain free.

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



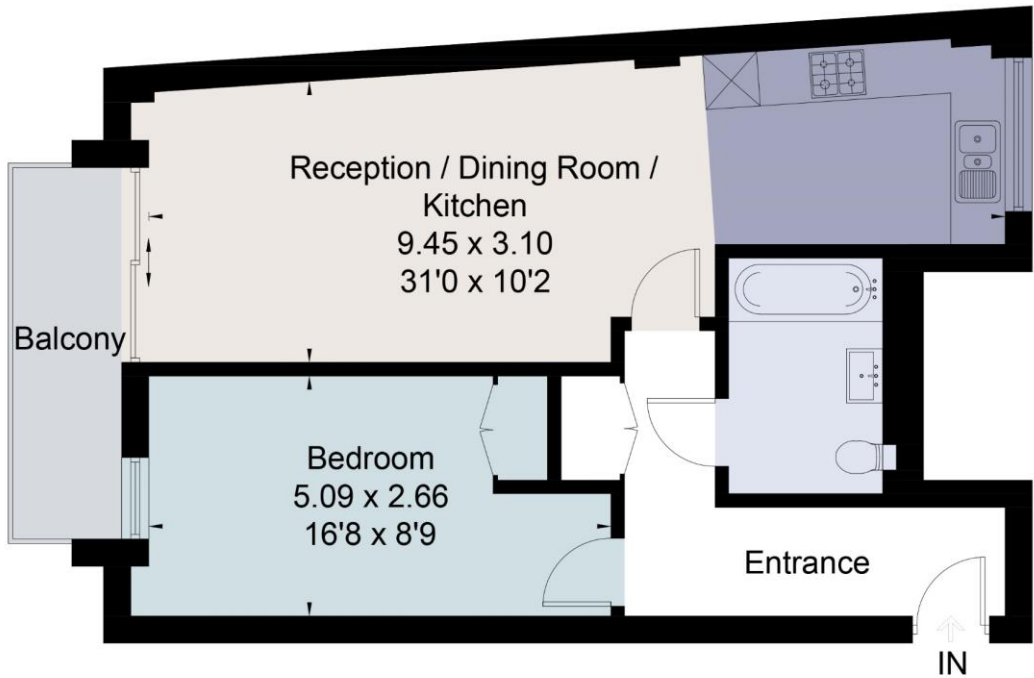


Sylvester Path, Hackney, London, E8
Gross Internal Area 591 sq ft, 54.9 m²

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Approximate Area = 54.9 sq m / 591 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
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Fourth 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	82	83
(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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