



# Outstanding one bedroom apartment in excellent location

**Celandine Drive, Hackney, London, E8**

£379,000 Leasehold





Located on a quiet road  
Leafy road  
Chain free  
Modern kitchen & bathroom  
Well presented

#### Local Information

Mermaid Court is located on Celandine Drive; a popular residential location with Dalston, London Fields and Broadway Market close by, as is Haggerston Overground station, allowing for easy and quick access to the City and West End. The property is also very well connected on bus routes near Haggerston/ Dalston station.

#### About this property

A well-presented one bedroom ground floor property located in an excellent part of town. Close to the ever popular London Fields and Dalston, this flat would suit a first time buyer or investment purchaser. Arranged over 530 sq ft the accommodation is well laid out as well as offering well-proportioned rooms. Accommodation comprises a large West facing reception room leading to a modern kitchen, double bedroom with built in wardrobe and main bathroom. Other features in the property include; immaculate interior, modern specification, wooden flooring, underfloor heating in the bathroom, high ceilings, large storage spaces and wooden window shutters. The apartment also has access to a private communal garden to the rear.

#### Tenure

Leasehold

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Hackney Office.

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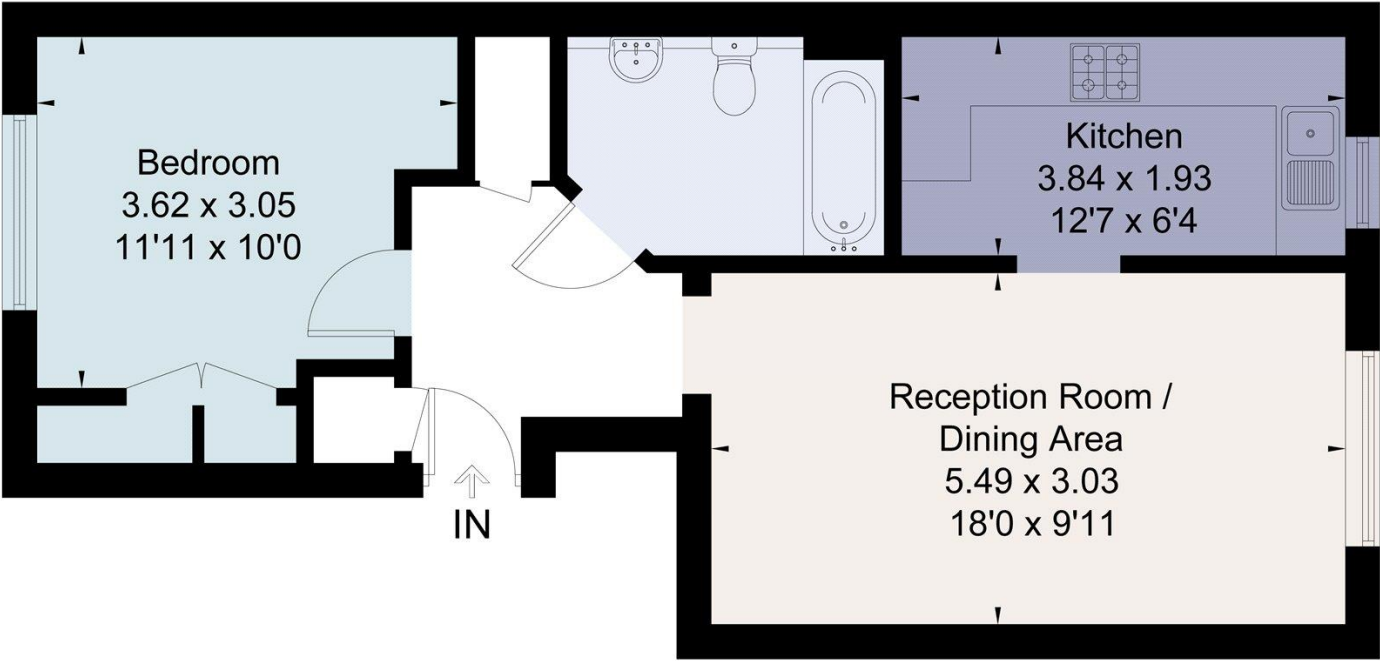


Celandine Drive, Hackney, London, E8  
Gross Internal Area 533 sq ft, 49.5 m<sup>2</sup>

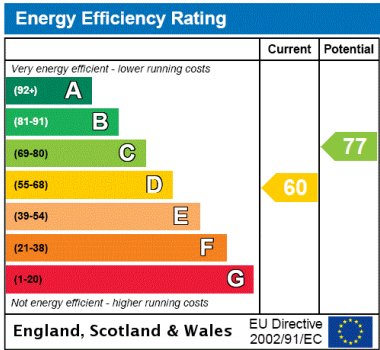
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Approximate Area = 49.5 sq m / 533 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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