



# Well-configured and light, two bedroom apartment in

**Roman Apartments, 1 Silesia Buildings, London, E8**

£550,000 Leasehold



Light and airy  
Well-configured layout  
Boutique development  
Prime location  
Well-proportioned

### 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

This impressive well-configured apartment is arranged over 638 sq ft.; the property would make for an excellent first time or investment buy. Located on the second floor of this small boutique development means there is good light throughout. Comprising well-sized open plan reception/dining with built-in appliances, two double bedrooms, a main bathroom and a good size hallway leading to a separate kitchen area. The property has generous storage and both bedrooms have built-in wardrobes. The apartment is well-proportioned, giving it a lovely flow with the famous and vibrant London Fields just around the corner.

---

### Tenure

Leasehold

### Local Authority

Hackney Council

### Energy Performance

EPC Rating = B

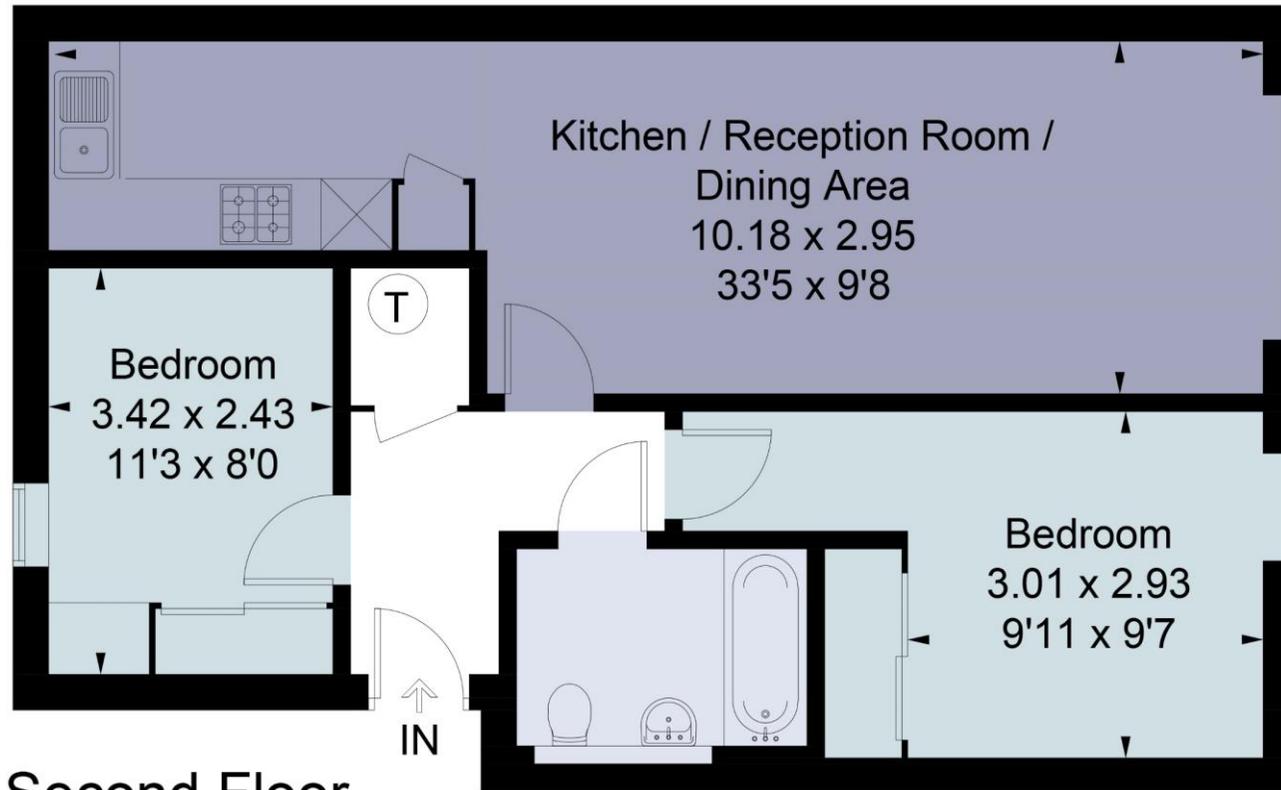
### Viewing

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





Approximate Area = 59.3 sq m / 638 sq ft  
 For identification only. Not to scale.  
 © Fourwalls Group



## Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 281900

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210729MEHT

