



## Spacious three bedroom apartment with a private garden.

**Cottrill Gardens, Marcon Place, London, E8**

Guide Price £550,000 Leasehold (Lease Expiry September 2153)



Three bedrooms  
Two bathrooms  
Private garden  
Own front entrance  
No onward chain

**About this property**

Savills are delighted to offer onto the market this spacious three-bedroom apartment with a private garden.

The apartment is located within a secure gated development and is accessible via its private front door on the ground floor.

There are three double bedrooms, one with an en-suite and an additional family bathroom.

Of note is the spacious open-plan reception room with fitted kitchen and double doors leading out onto a large wrap round garden.

The property is sold with no onward chain.

**Local Information**

Cottrill Gardens is surrounded by all local amenities of cafes, restaurants and shops.

The green open spaces of Hackney Downs Park is 0.5 miles away with its Tennis & Basketball courts.

The apartment is perfectly located for transport with Hackney Downs on your doorstep (0.1 mile) & Hackney Central Overground stations 0.4 miles away along with Dalston Junction 0.8 miles.

There is also a number of bus routes that provide swift and direct access to the City and West End

**Tenure**

Leasehold (Lease Expiry September 2153)

**Local Authority**

Hackney

**Council Tax**

Band = D

**Ground Rent**

£207.05 per annum

**Service Charge**

£1350 per annum

**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.



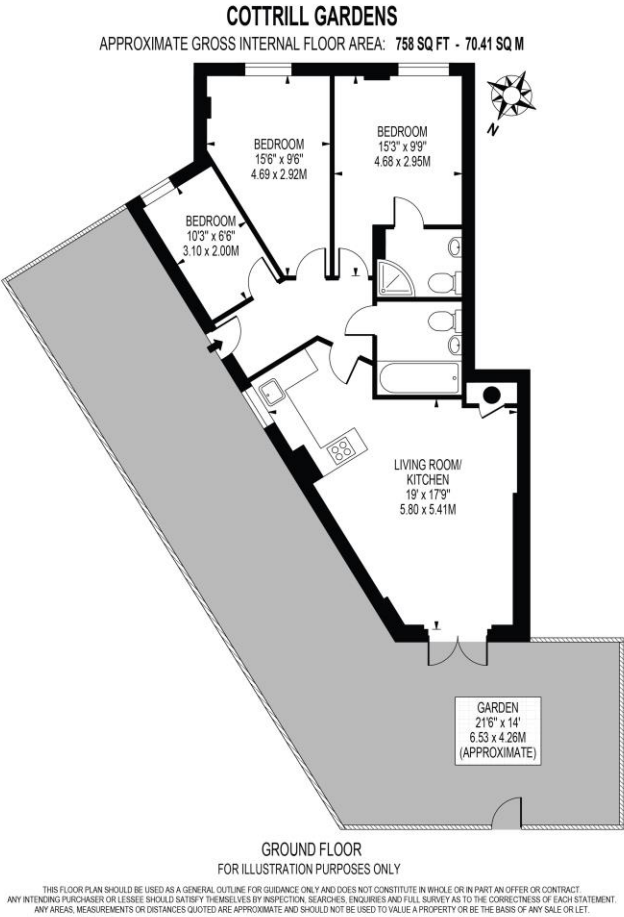





Cottrill Gardens, Marcon Place, London, E8  
Gross Internal Area 758 sq ft, 70.4 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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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