



Charming two-bedroom flat.

Amhurst Road, London, E8

Guide Price £500,000 Leasehold (Lease Expiry May 3019)



- **Two bedrooms • Second floor • Excellent location**
- **Great transport links • No onward chain**

About this property

Savills are delighted to offer on to the market this charming two-bedroom flat.

The property is located on the second floor of a Victorian terraced house and is offered with no onward chain.

Accommodation comprises a semi-open planned living room/kitchen, two double bedrooms, and a shower room.

Local Information

Amhurst Road is surrounded by all local amenities of cafes, restaurants and shops.

The green open spaces of Hackney Downs Park is 0.3 miles away with its Tennis & Basketball courts.

The apartment is perfectly located for transport with Hackney Downs on your doorstep (0.2 mile) & Hackney Central Overground stations 0.5 miles away along with Dalston Junction 0.9 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 May 3019)

Local Authority

Hackney Borough Council, London

Council Tax

Band = C

Service Charge

£893 per annum

Energy Performance

EPC Rating = To be confirmed

Viewing

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

Telephone: +44 (0) 20 7241 4111.





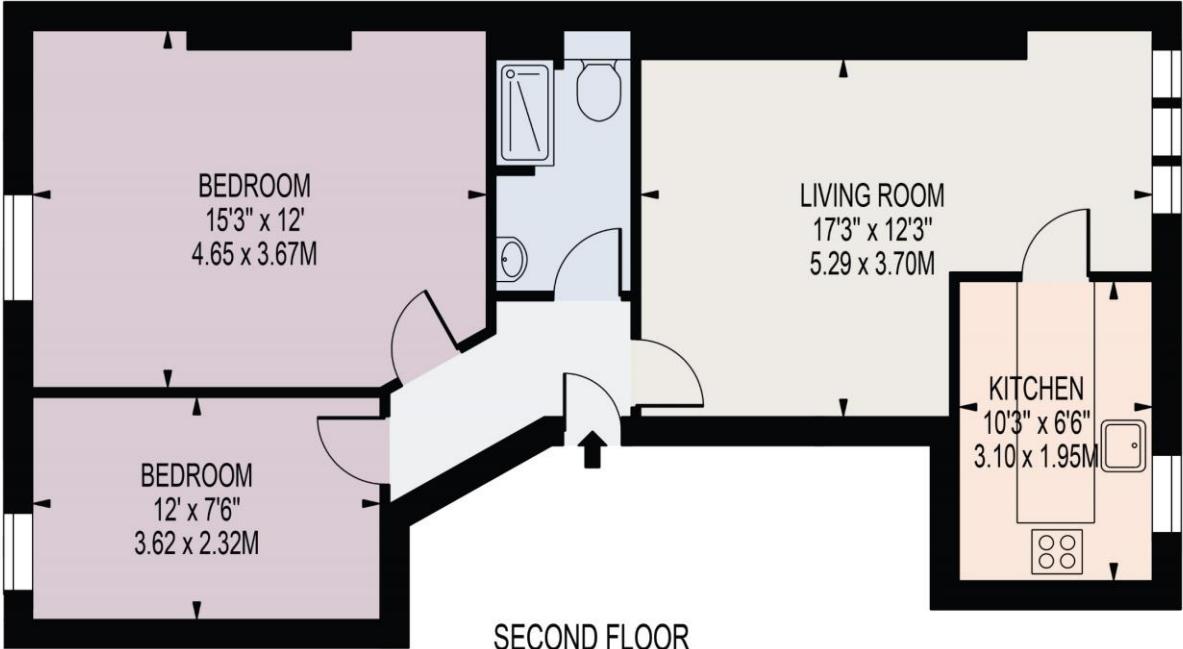
Amhurst Road, London, E8
Gross Internal Area 610 sq ft, 56.7 m²

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James Marshall
Hackney
+44 (0) 20 7241 4111
james.marshall@savills.com


AMHURST ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 610 SQ FT - 56.70 SQ M



SECOND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(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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