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Two bedroom maisonette with a stunning roof terrace.

Hackney Road, London, E2

£700,000 Leasehold (988 years remaining)



• **Two bedrooms • Two bathrooms • Reception room**

- Large two bedroom maisonette • Access to two roof terraces
- Recently refurbished • Offered chain free
- Excellent transport links • Private entrance from Street

About this property

A generous two bedroom maisonette with a stunning roof top terrace.

Access from a private entrance door on Hackney Road, the apartment spans the first and second floors of the building. There is an open plan lounge/kitchen on the first floor and two bedrooms and two bathrooms on the floor above. The staircase continues up to the roof to reveal a wonderful private roof terrace.

The property has been recently decorated and is beautifully presented throughout. Offered chain free, a fantastic first purchase or rental investment.

Local Information

Hackney road connects Bethnal Green and Shoreditch and is located South of London Fields and North of Columbia Road flower market. There are a number of highly acclaimed restaurants and independent retailers and coffee shops.

Located approximately 420 yards from Cambridge Heath Overground Station and approximately 790 from Bethnal Green Tube Station (source: streetcheck.co.uk).



Tenure

Leasehold (988 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 207 578 6200.






Hackney Road, London, E2
Gross Internal Area 1085 sq ft, 100.8 m²

Approximate Area = 100.8 sq m / 1085 sq ft
Roof Terrace Area = 43.9 sq m / 472 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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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