



Stunning two bedroom apartment with roof terrace.

Hackney Road, London, E2

O.I.E.O £600,000 Leasehold (117 years remaining)



• **Two bedrooms • One bathroom • Reception room**

- South facing roof terrace • Open plan lounge/kitchen
- Own entrance • High ceilings
- Recently appointed kitchen and bathroom

About this property

A stunning two bedroom maisonette with a private roof terrace.

Accessed from a private entrance door on Hackney Road, the apartment spans part of the ground and the entire first floor. On the ground floor is a recently appointed bathroom and one bedroom. The staircase leads up to the first floor which has a further double bedroom to the rear, and an impressive open-plan lounge and kitchen to the front. Two large South-facing sash windows allow access to the private roof terrace.

The property has been recently decorated and has a contemporary finish throughout.

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 (117 years remaining)

Local Authority

Tower hamlets

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.

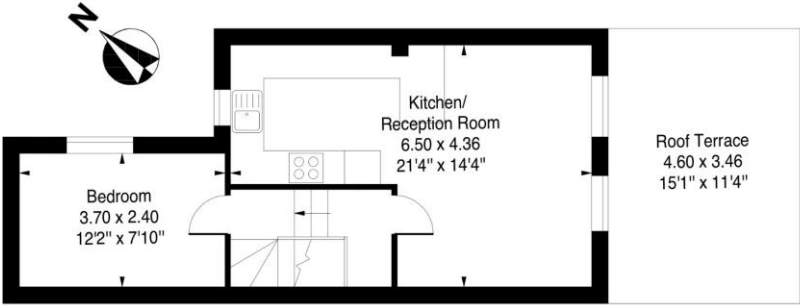




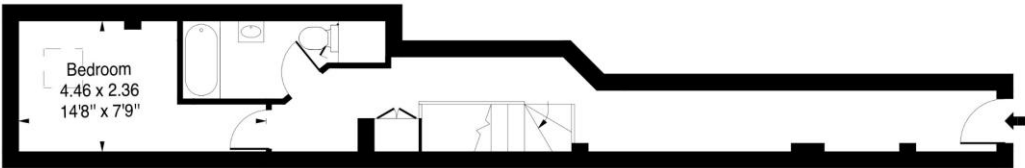
Hackney Road, London, E2
Gross Internal Area 722 sq ft, 67.1 m²

Hackney Road, E2

Approximate Gross Internal Area = 722 sq ft / 67.07 sqm
Approximate Roof Terrace Area = 184 sq ft / 17.09 sqm

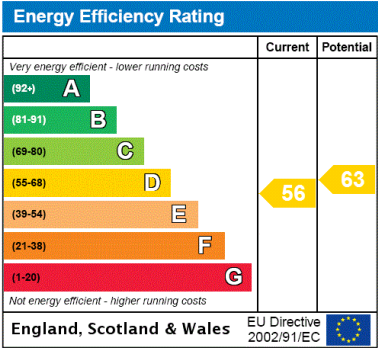


First Floor



Ground Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
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