



# Stunning two bedroom maisonette in Victoria Park.

Poole Road, London, E9

£800,000 Leasehold (Lease Expiry January 2987)





Two double bedrooms  
Own entrance  
Separate kitchen  
Study  
Excellent location  
Great Transport links

#### Local Information

The property enjoys an enviable position on a popular residential street. There is a host of excellent day to day amenities on nearby Well Street (0.2 miles) and Victoria Park Village (0.5 miles) and includes Gail's bakery, Ginger Pig butcher and a host of cafes and pubs. The lovely open spaces of Victoria Park are 0.6 miles away, with its boating pond, flower gardens and popular cafes.

All times and distances are approximate.

#### About this property

Savills are delighted to offer on to the market this exceptionally charming maisonette which sits in a Victorian Terrace, moments from Well Street Common and Victoria Park. This fabulous property offers an excellent degree of flexibility.

Internally, the accommodation offers a modern style and comprises: Its own entrance from the street on the ground floor into a hallway, principal bedroom with built-in-wardrobes and stairs leading up to the first floor landing with a separate modern fitted kitchen, spacious reception room, bedroom and bathroom.

On the second floor there is a study area making an ideal home office.

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#### Tenure

Leasehold (Lease Expiry January 2987)

#### Local Authority

Hackney

#### Energy Performance

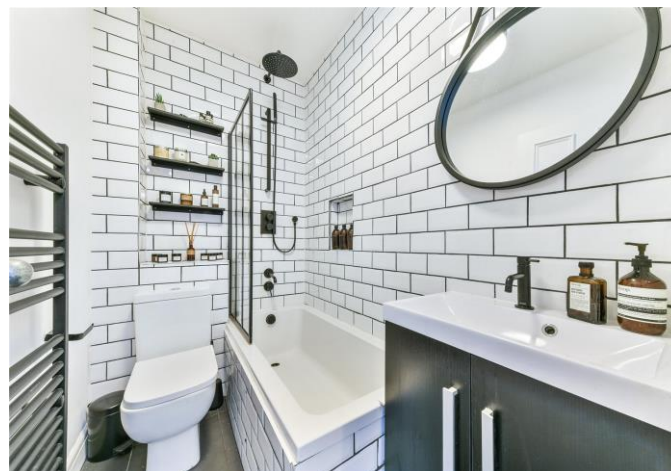
EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555.



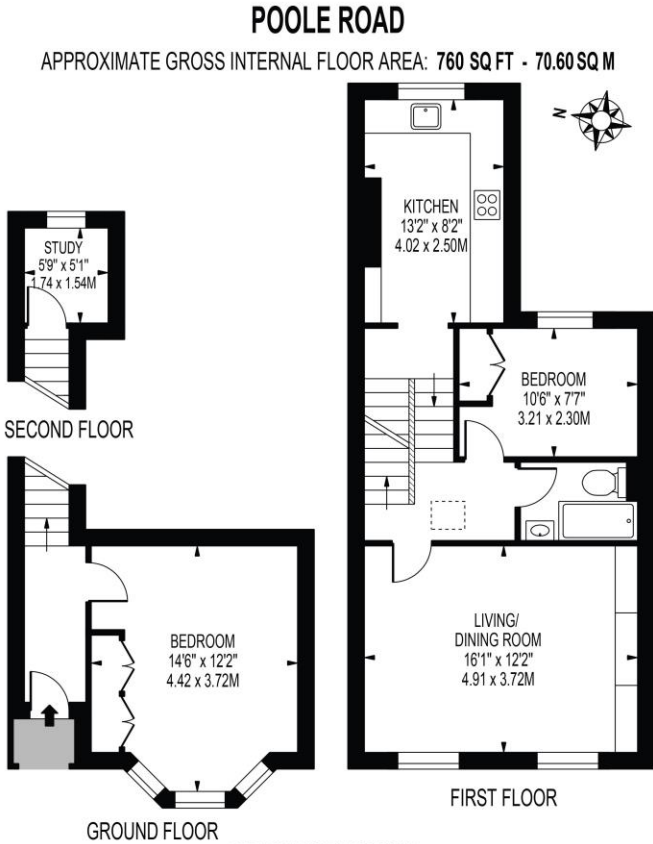




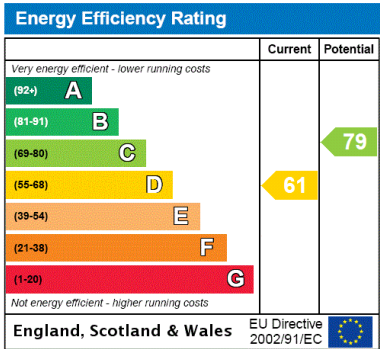
Poole Road, London, E9  
Gross Internal Area 760 sq ft, 70.6 m²

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