



Exceptionally stylish second floor apartment

Hepscott Road, London, E9

£485,000 Leasehold



Stylish second floor apartment
Delightful private balcony
Pleasant open outlook
Gym and concierge
Shared roof terrace
High spec finish

Local Information

Hackney Wick and neighbouring Fish Island offer a fantastic array of popular bars and cafes, many with al fresco space. The Regent's Canal links the area with Victoria Park in one direction and down towards the River Lea and Olympic Village in the other. The area is well connected transport wise, with Hackney Wick Overground and frequent buses to many parts of the City.

About this property

This spacious and tastefully presented apartment forms part of the popular Bagel Factory development, which boasts a magnificent communal roof terrace, a gym and a concierge. Located on the second floor, the flat enjoys a pleasant outlook over a small area of communal garden ground and has a good sized private terrace, located off the lounge.

Accommodation: entrance hallway with built-in storage, dual facing reception room/kitchen with exposed, brick, feature flooring and stylish contemporary units and appliances, well-proportioned double bedroom, and sleek modern bathroom over-bath shower.

Tenure

Leasehold

Local Authority

Tower Hamlets

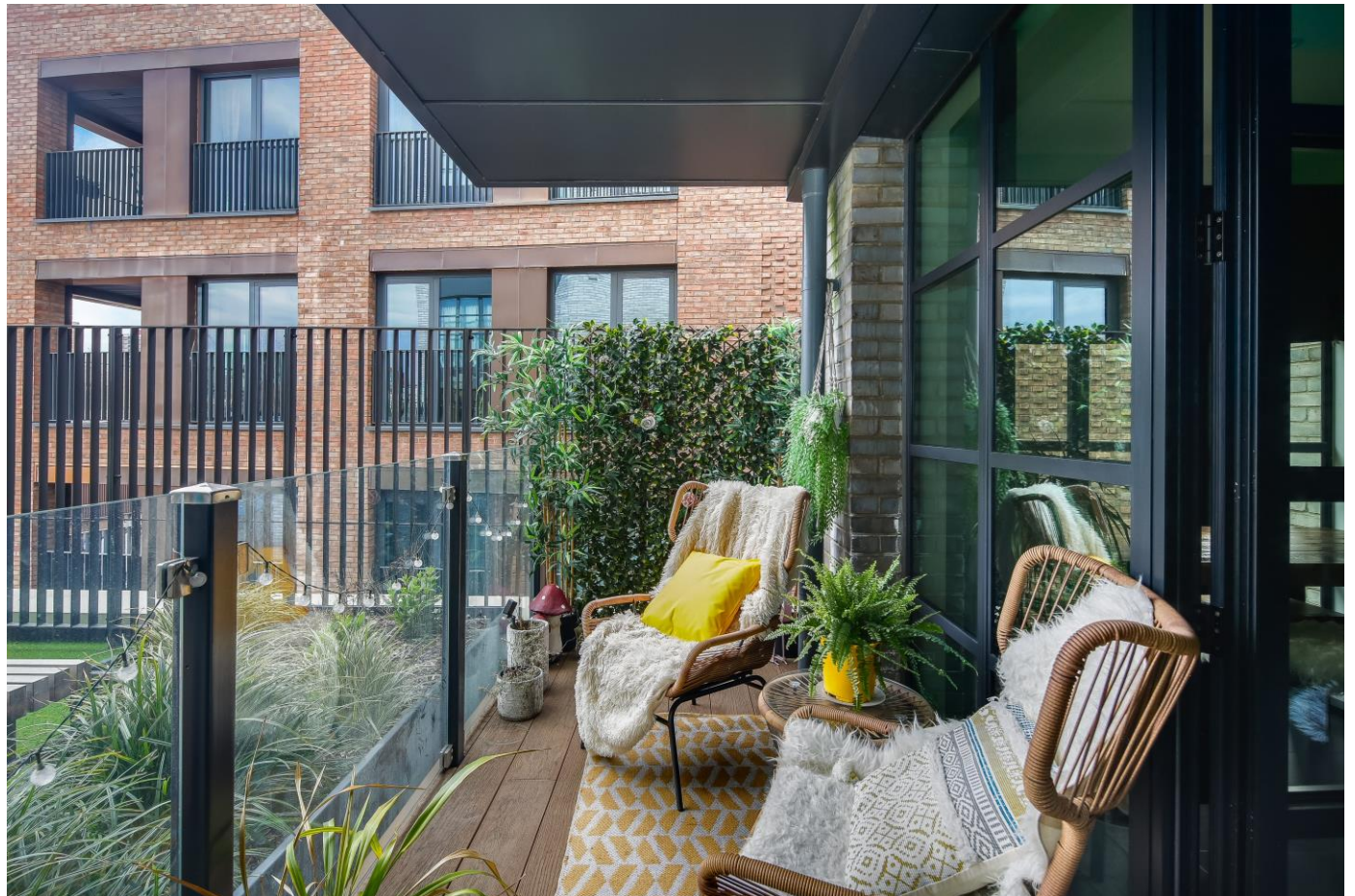
Energy Performance

EPC Rating = B

Viewing

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

Telephone: +44 (0) 20 3222 5555.



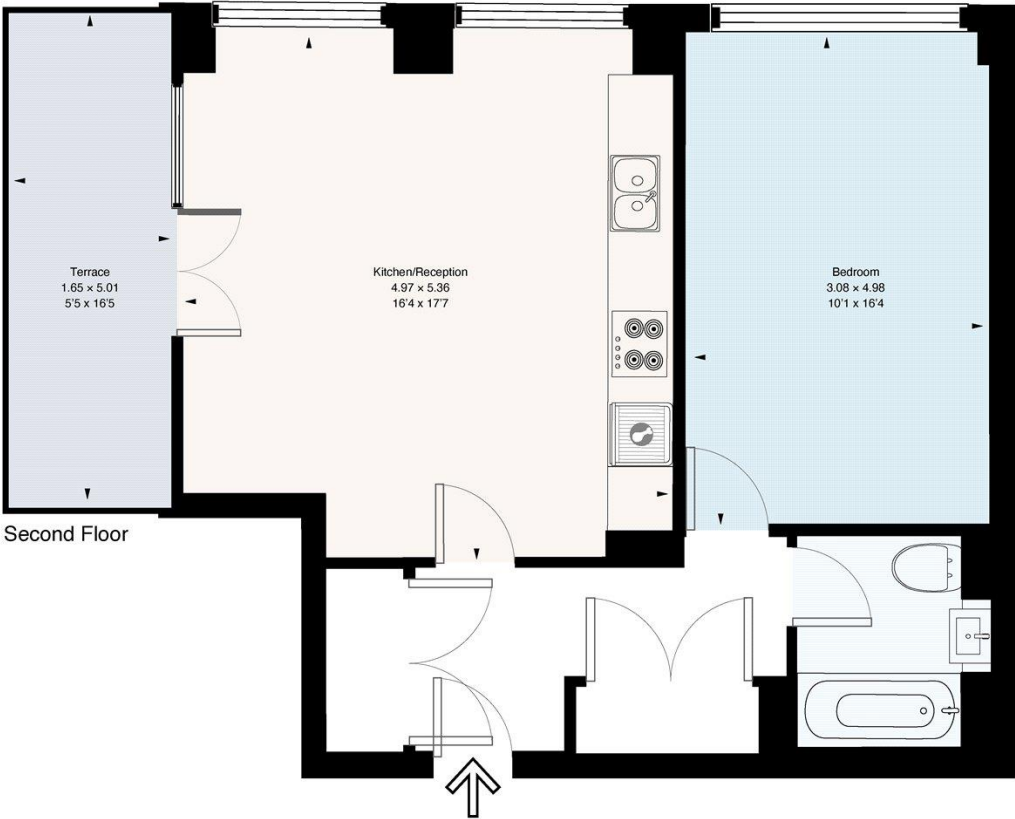



Hepscott Road, London, E9
Gross Internal Area 597.2 sq ft, 55.48 m²

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Approximate Area = 55.48 sq m / 597.18175 sq ft
For identification only. Not to scale



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