



Beautifully presented modern apartment with balcony

Prince Edward Road, London, E9

£585,000 Leasehold (994 years remaining)



Spacious modern apartment
Tastefully presented
High amenity location
Good sized private balcony
Generous living space
Hackney Wick Overground

Local Information

Hackney Wick and neighbouring Fish Island offer a fantastic array of popular bars and cafes, many with outside 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 bright and generously proportioned apartment occupies an enviable corner location on the first floor of an attractive contemporary building, situated in vibrant Hackney Wick, E9. The flat has been tastefully decorated in fresh neutral tones throughout and boasts a good sized private balcony, offering the perfect spot to enjoy al fresco dining in the warmer months.

Accommodation: entrance hallway with built-in storage, spacious dual facing reception/stylish modern kitchen which would lend itself to a variety of configurations and has the balcony off, principal bedroom with en suite shower room, second double bedroom currently set up as a home office, single bedroom, and family bathroom.

Tenure

Leasehold (994 years remaining)

Local Authority

Hackney Council

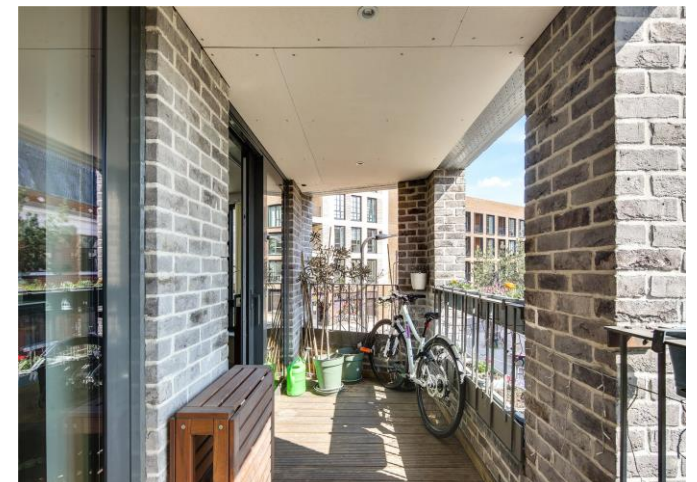
Energy Performance

EPC Rating = B

Viewing

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

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Prince Edward Road, London, E9
Gross Internal Area 809 sq ft, 75.16 m²

Approximate Area = 75.16 sq m / 809 sq ft
For identification only. Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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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