



## Two bedroom flat with off-street parking.

Lee Conservancy Road, London, E9

£425,000 Leasehold (Lease Expiry January 2139)





Two bedrooms  
Juliet balcony  
Off-street parking  
First floor  
Excellent location

#### Local Information

Lee Conservancy Road is situated opposite the River Lee and the green open spaces of Hackney Marshes.

Victoria Park is 0.6 miles away with its gardens, boating pond and play areas.

Hackney Wick and neighboring East Village offer a fantastic array of popular bars and cafes, many with alfresco space.

Transport links can be found at both Homerton Station (0.5 miles) and Hackney Wick (0.6 miles) along with frequent bus links into the City.

#### About this property

Savills are delighted to offer onto the market this charming two-bedroom flat which benefits from a Juliet balcony and off-street parking.

The flat offers over 700 sq ft of living accommodation with the entrance on the first floor, a reception room with a Juliet balcony, a separate kitchen, two double bedrooms and a family bathroom.

The apartment also benefits from an allocated parking space.



#### Tenure

Leasehold (Lease Expiry January 2139)

#### Local Authority

Hackney

#### Council Tax

Band = C

#### 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.



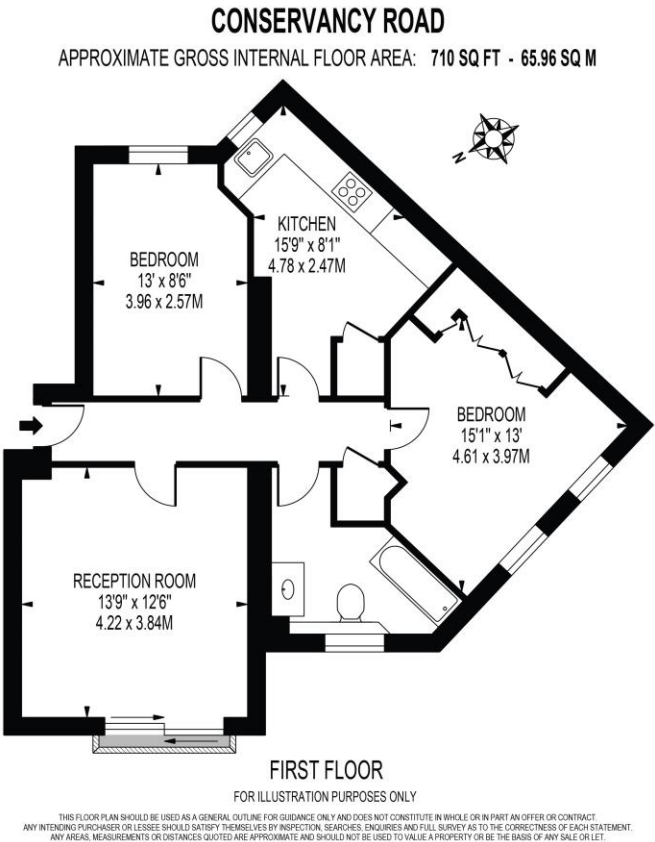





Lee Conservancy Road, London, E9  
Gross Internal Area 710 sq ft, 66 m<sup>2</sup>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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