



Immaculate second floor apartment

Felstead Street, London, E9

£425,000 Leasehold (107 years remaining)



Beautifully presented modern flat
High quality finish
Two good sized bedrooms
Communal garden
Excellent amenities
Hackney Wick Overground

Local Information

Hackney Wick and neighboring Fish Island offer a fantastic array of popular bars and cafes, many with alfresco 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 delightful second floor apartment forms part of a low-rise modern building, situated in the heart of Hackney Wick with its fantastic array of pubs, cafes and restaurants. The flat has been tastefully upgraded to a fantastic standard by the existing owners and has access to a well-maintained communal garden to the rear.

Accommodation: entrance hallway with good built-in storage, bright and spacious reception/dining room with feature flooring and views over the communal garden, stylish modern kitchen with white units, contrasting wood worktops, Belfast sink, and quality integrated appliances, two good sized double bedrooms and family bathroom with drench shower.

Tenure

Leasehold (107 years remaining)

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

Viewing

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

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Felstead Street, London, E9
Gross Internal Area 665 sq ft, 60.88 m²

Approximate Area = 60.88 sq m / 655 sq ft
For identification only. Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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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