



Bright, stylishly finished apartment in modern block

Pickering Close, London, E9

Offers In Excess Of £450,000 Leasehold



A modern apartment
Open plan living
Stylishly finished
Plenty of storage
Off street parking space

Local Information

There are good local transport links to Canary Wharf and the City via bus and the West End from Bethnal Green (Central line), Mile End Underground (Hammersmith & City, District and Central lines) or Homerton (Overground). To the south of the property, you have a plethora of shops and delis in Victoria Park Village, such as the Ginger Pig Butcher and Bottle Apostle. In the village, there are also great eateries such as My Neighbours the Dumplings and The Empress. Just north of the resurgent Well Street, you will find a Tesco Metro, Well Street Pizza, Well Street Kitchen and Mother Kelly's. There are a number of other independents seemingly popping up weekly, as well as the revamped Well Street Market.

About this property

Situated on the ground floor, the property boasts an open plan reception, with a recently fitted kitchen off to the side, two double bedrooms and a contemporary bathroom. The property also has the benefit of an off street allocated parking space set within the communal gardens. The property offers a great purchase for a buyer wishing to live close to the open spaces of Victoria Park.

Tenure

Leasehold

Local Authority

London Borough Of Hackney

Energy Performance

EPC Rating = C

Viewing

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

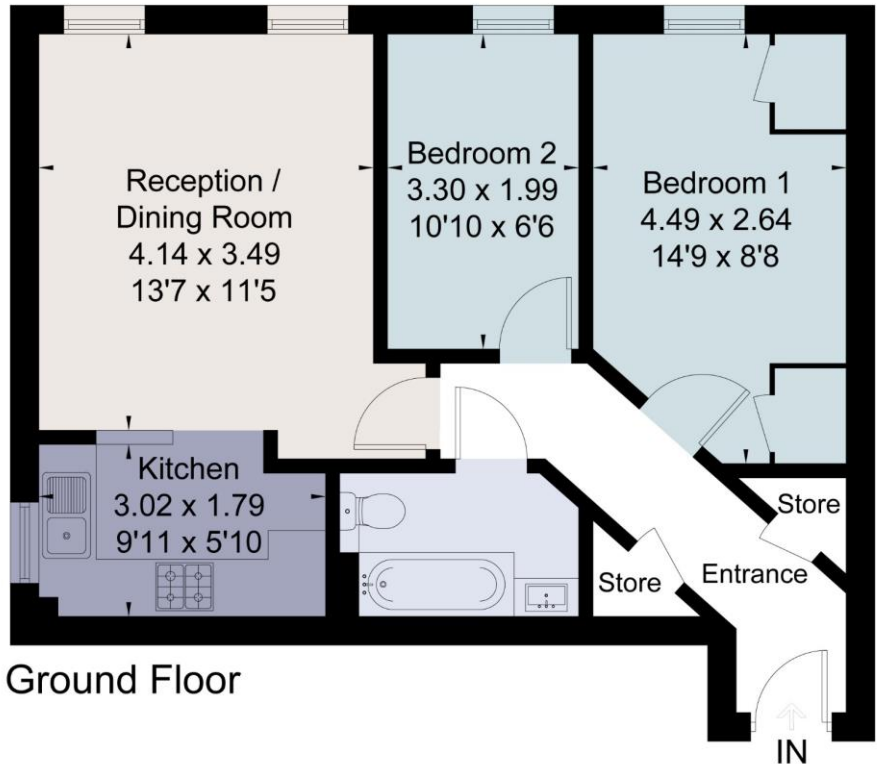
Telephone: +44 (0) 20 3222 5555






Pickering Close, London, E9
Gross Internal Area 571 sq ft, 53.1 m²

Approximate Area = 53.1 sq m / 571 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	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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