



# Light and spacious modern apartment

**Biggs Square, Felstead Street, London, E9**

£375,000 Leasehold



Light and spacious third floor flat  
Modern building  
Pleasant open outlook  
Popular location with great amenities  
Hackney Wick Overground nearby  
Superb first time home

#### **Local Information**

Hackney Wick and neighbouring 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 busses to many parts of the City.

#### **About this property**

Incredibly charming third floor apartment (with lift) which forms part of a popular modern development, situated in Hackney Wick, E9. The property enjoys a delightful open outlook to the rear and offers bright and well proportioned living, well suited to the first time buyer.

Accommodation: entrance hallway with built-in storage cupboard, light and airy reception/dining kitchen with floor to ceiling windows and wood flooring, good sized double bedroom with built-in storage, and bathroom.

#### **Tenure**

Leasehold (113 years remaining)

#### **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.








Biggs Square, Felstead Street, London, E9  
Gross Internal Area 502 sq ft, 46.6 m<sup>2</sup>

Approximate Area = 46.6 sq m / 502 sq ft  
Including Limited Use Area (0.1 sq m / 1 sq ft)  
For identification only. Not to scale.  
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Third Floor

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	78	78
(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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