

# Bright and spacious modern apartment

**Aumbrey Apartments, Eastway, London, E9**

Offers In Excess Of £525,000 Leasehold (142 years remaining)



Incredibly stylish modern apartment  
Communal roof terrace  
Generous square footage  
Close to Hackney Wick Overground  
Victoria Park and Olympic Park  
Good local schooling

#### Local Information

The property has a good variety of day to day shops on the doorstep, with further amenities found at nearby Homerton and Victoria Park Village, which has a Ginger Pig Butcher, Gail's Bakery, fishmonger and grocers. There are some excellent brunch spots at Here East which is only a short walk away at the nearby Olympic Park. Transport links can be found at Hackney Wick Overground, with links to Highbury and Islington and Stratford International. The property also offers easy access to excellent green space, with Victoria Park and Hackney Marshes, both only a short walk away. There are also excellent local schools (subject to availability) including Mossbourne Riverside Academy.

#### About this property

This generously proportioned first floor flat forms part of an award winning development, which adjoins a historic 19th Century Anglican Church in Eastway, E9. Internally the property has been freshly decorated in tasteful neutral tones and features floor to ceiling windows, allowing for high volumes of natural light.

Accommodation: access via secure communal entrance, hallway, spacious reception/stylish modern kitchen which offers a wonderfully versatile living/dining space, good sized principal bedroom with en suite shower room, two further bedrooms with church views, and family bathroom with contemporary suite and feature tiling.

#### Tenure

Leasehold(142 years remaining)

#### Local Authority

London Borough of Hackney

#### Energy Performance

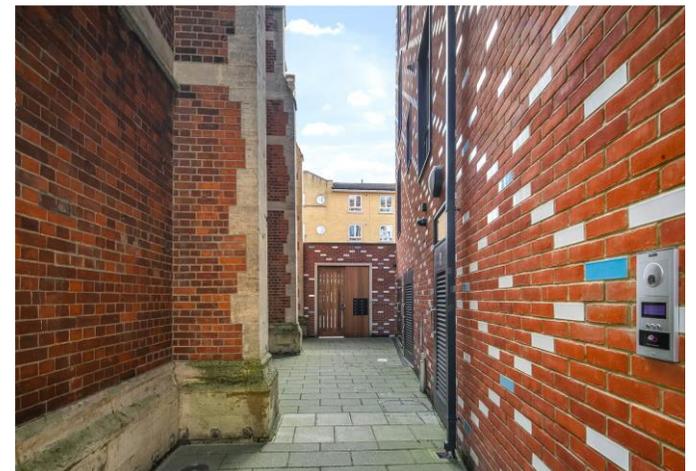
EPC Rating = B

#### Viewing

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

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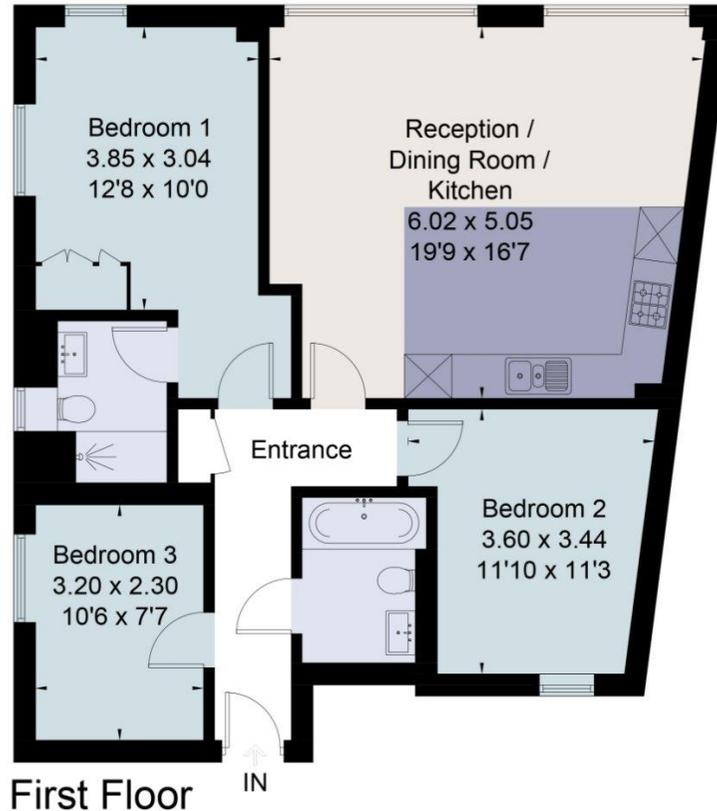
**Aumbrey Apartments, Eastway, London, E9**  
**Gross Internal Area** 864 sq ft, 80.3 m<sup>2</sup>



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Approximate Area = 80.3 sq m / 864 sq ft  
 Including Limited Use Area (0.1 sq m / 1 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-)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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