



Truly exceptional park side maisonette

Cadogan Terrace, London, E9

£685,000 Leasehold (151 years remaining)



Most impressive Victorian Maisonette
Charming period features
High spec kitchen and bathroom
Immaculate move-in condition
Enviably park side location
Private courtyard

Local Information

The flat is located just off Victoria Park with its beautiful gardens, boating pond and cafes. The Regent's Canal is a short walk away and links up with the River Lea and Hackney Marshes. Victoria Park Village can be found nearby and provides excellent day to day amenities including: Ginger Pig Butcher, Gail's Bakery, a Fishmonger, and a variety of pubs, restaurants and cafes. The property is also within close proximity to the Queen Elizabeth Olympic Park and Hackney Wick with its excellent variety of lively canal side bars, restaurants and Overground station.

About this property

Savills are delighted to offer on to the market this immaculate ground and first floor maisonette, situated on a handsome Victorian terrace located directly opposite the magnificent open spaces of Victoria Park.

Accommodation: lovely open plan reception/dining kitchen with stylish high spec units, central island, Neff induction hob and oven, beautiful Karndean flooring and access to a private courtyard, stairs with cleverly concealed built-in storage lead to the half landing which houses a spectacular family bathroom complete with underfloor heating, free standing bath, shower enclosure, WC and basin.

The upper level includes a light and spacious front facing principal bedroom with views over Victoria Park, focal fireplace and coving, and a second good sized double bedroom which enjoys a charming open outlook over the neighbouring garden grounds.

Tenure

Leasehold (151 years remaining)

Local Authority

Tower Hamlets

Energy Performance

EPC Rating = D

Viewing

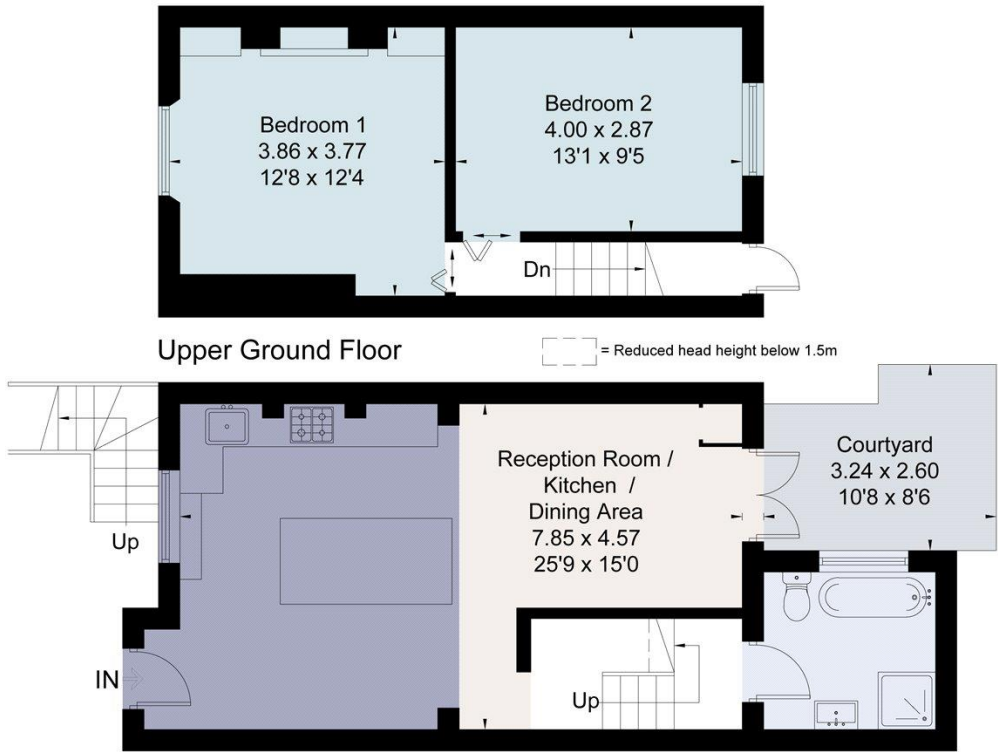
All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.
Telephone: +44 (0) 20 3222 5555






Cadogan Terrace, London, E9
Gross Internal Area 775 sq ft, 72 m²

Approximate Area = 72 sq m / 775 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
For identification only. Not to scale.
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Lower Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 260039

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England, Scotland & Wales	EU Directive 2002/91/EC 	

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