



# One bedroom apartment offering commanding views

**Cadogan Terrace, Victoria Park, London, E9**

£325,000 Share of Freehold





Set within a period conversion  
Share of Freehold  
Chain free  
Commanding views  
Park location

#### Local Information

Cadogan Terrace is situated well for transport links, with various bus routes, Hackney Wick and Homerton stations in close proximity and quick access to the motorway system via the A12.

#### About this property

The second-floor property is set within an imposing converted period terrace house. There is a double bedroom, cosy lounge, bathroom and fitted kitchen, while the flat itself retains period features such as sash windows.

#### Tenure

Share of Freehold

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = E

#### Viewing

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





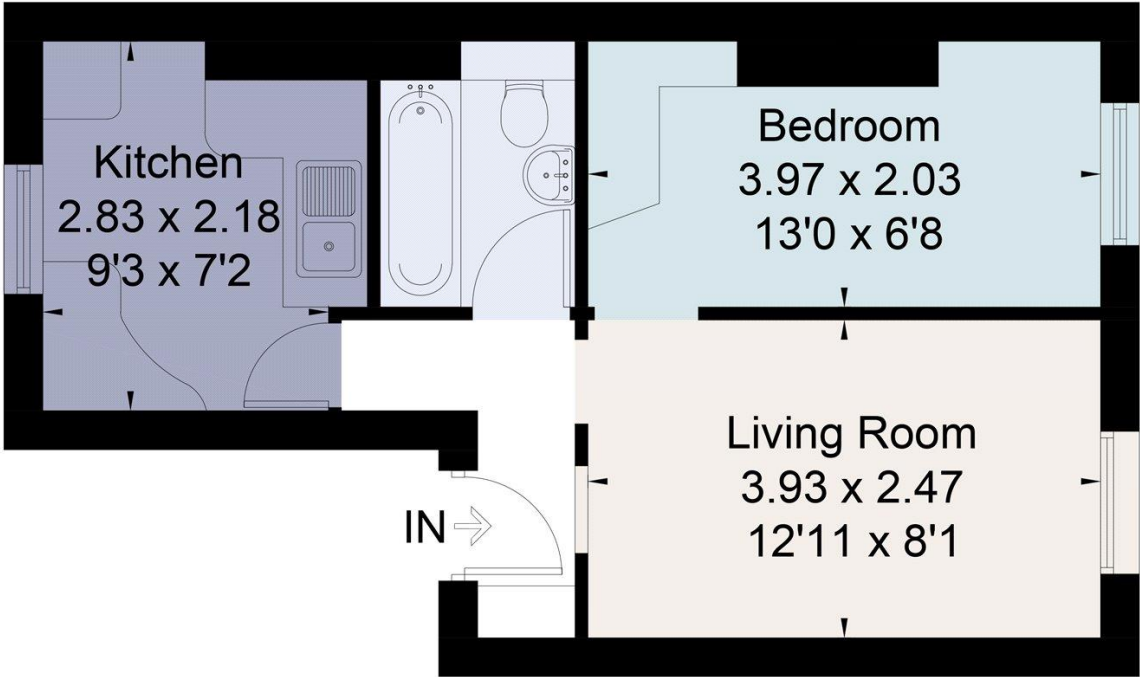




Cadogan Terrace, Victoria Park, London, E9  
Gross Internal Area 339 sq ft, 31.5 m<sup>2</sup>


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Approximate Area = 31.5 sq m / 339 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)  
For identification only. Not to scale.  
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# Second 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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