



Charming one bedroom top floor flat offering space

Wetherell Road, South Hackney, London, E9

£400,000 Leasehold



Well proportioned
Balcony with westerly views
Quiet location
Moments from Victoria Park
Great transport links

Local Information

The property is situated on a quiet turning in the heart of Victoria Park Village, on the doorstep of the many restaurants, bars and boutiques that the area has to offer. For commuters, the property has quick and easy access to Mile End Underground station and Canary Wharf via local bus links.

About this property

In good order and with stylish hardwood flooring throughout, the large reception opens out to the westerly facing balcony, ideal for alfresco dining, while a newly refurbished kitchen sits off the end of the reception, making it perfect for entertaining. There is a good sized double bedroom and newly fitted, tiled bathroom with a rain shower, along with access to a large loft space (for storage purposes).

Tenure

Leasehold

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

Viewing

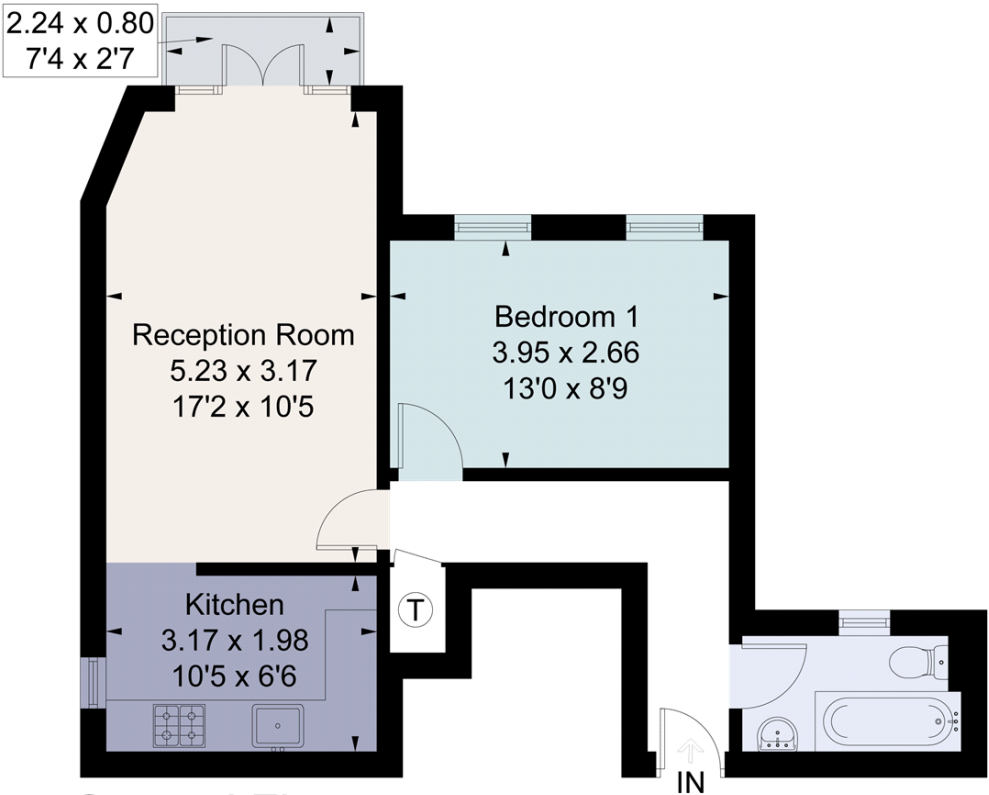
All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.
Telephone: +44 (0) 20 3222 5555.





Wetherell Road, South Hackney, London, E9
Gross Internal Area 491 sq ft, 45.6 m²

Approximate Area = 45.6 sq m / 491 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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 70 | 74 |
| (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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