



Generously proportioned park-side maisonette

Cadogan Terrace, London, E9

£875,000 Share of Freehold



Bay fronted maisonette
Stylishly finished
Many bespoke fittings
Unrivalled park views
Rear Summerhouse/home gym

Local Information

Victoria Park's 86 green acres are over the road with two lovely cafes: Pavilion (waterfront) and The Park Cafe. In recent years, Victoria Park has enjoyed a pleasing, £12m refurbishment. Queen Elizabeth Olympic Park's close also, with many of the Olympic facilities now open to the public.

Hackney Wick Station is within easy walking distance, with direct trains to Stratford and Highbury & Islington, whilst there is also easy access to the A12, offering speedy access to the motorway network.

About this property

Superb three double bedroom, two bathroom (one en suite) split level flat set over the ground and lower floors of this handsome period building offering direct views over Victoria Park. The property is presented in excellent condition with a spacious reception room with space for a large dining table and is ideal for entertaining as it opens directly to the large kitchen. There are bespoke fittings abound; with no expense spared. Downstairs there is a bay-fronted principal bedroom with a stylish en suite, a further family bathroom with freestanding roll-top bath and separate rain shower. While both rear bedrooms give access to the private garden with a brick built summer house to the rear, with its own WC, so would be perfect for a home gym or office space.

Tenure

Share of Freehold

Local Authority

Hackney Council

Energy Performance

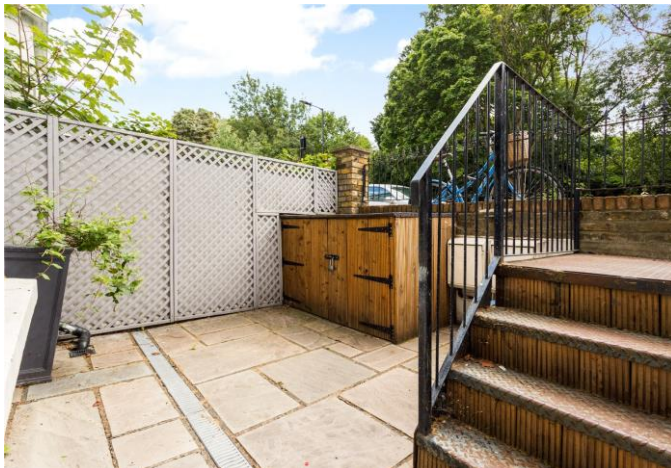
EPC Rating = D

Viewing

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

Telephone: +44 (0) 20 3222 5555



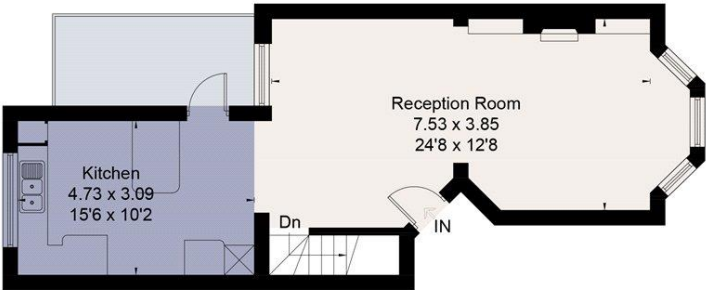


Cadogan Terrace, London, E9
Gross Internal Area 1371 sq ft, 127.4 m²

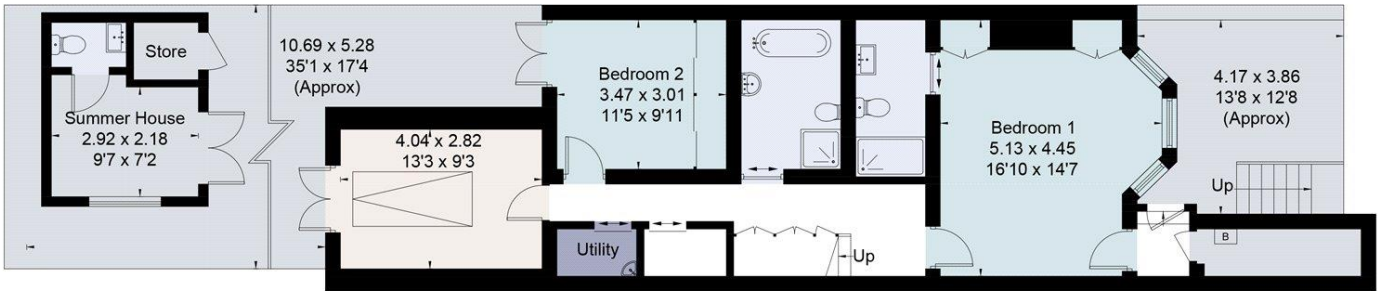
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Approximate Area = 127.4 sq m / 1371 sq ft
Outbuilding = 9.9 sq m / 106 sq ft
Total = 137.3 sq m / 1477 sq ft
For identification only. Not to scale.
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Ground Floor



Lower Ground 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		77
(55-68) D	62	
(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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