



# Beautifully presented park side flat

**Cadogan Terrace, Hackney, London, E9**

£425,000 Leasehold

savills

Incredibly charming modern flat  
Water softener  
Solid oak block flooring  
Stunning views into Victoria Park  
Allocated outside storage cupboard  
Private off street parking

#### 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 on the opposite side of the park and provides many artisan shops, pubs and cafes including: Ginger Pig Butcher and a Gail's Bakery. Statford, Westfield and Hackney Wick station are close and there is easy access to the A12.

#### About this property

This bright and spacious flat is located on the first floor of an appealing modern development overlooking, and with easy access to, Victoria Park. A private off-street car park is available to the rear of the development. In recent years the current owners have upgraded the property to an exceptionally high standard, using high quality fixtures and fittings throughout.

The accommodation comprises: a large and unusually designed reception/dining room which is situated in the turreted section of the building. This room has a fabulous air of character together with panoramic views across the park. The solid wood, painted cupboard in this room was designed to maximise the space available for storage as well as delineate the room. There is a modern kitchen, contemporary shower room and a generous double bedroom, again fitted with bespoke, solid wood storage.

#### Tenure

Leasehold (160 years remaining)

#### Local Authority

London Borough of Hackney

#### Energy Performance

EPC Rating = C

#### Viewing

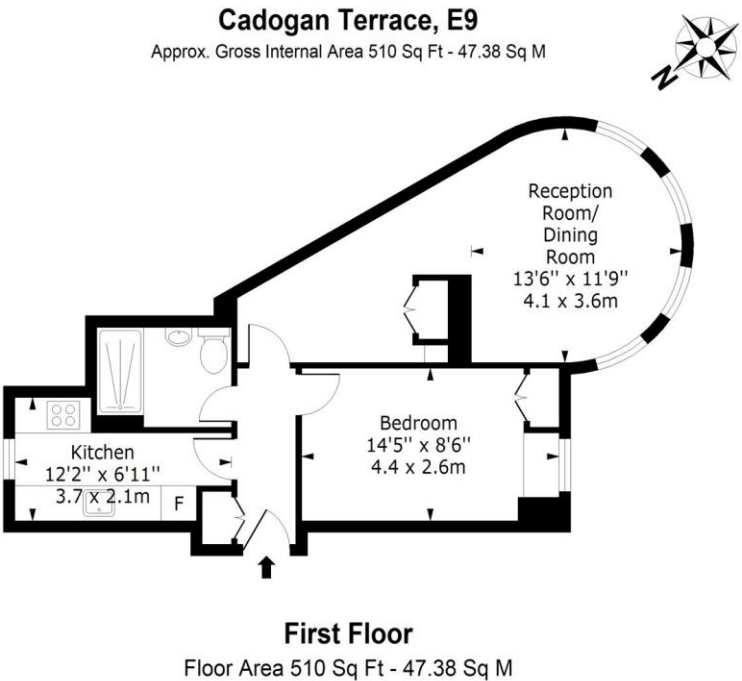
All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555.



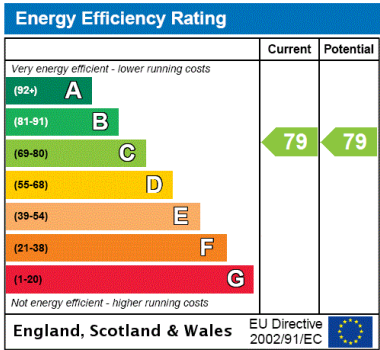


Cadogan Terrace, Hackney, London, E9  
Gross Internal Area 510 sq ft, 47.4 m<sup>2</sup>

David Easton  
Victoria Park  
+44 (0) 20 3222 5555  
david.easton@savills.com



For Illustration Purposes Only - Not To Scale  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200911KAW

