



# Stylish flat next to Victoria Park overlooking St Agnes Gate

**Gore Road, South Hackney, London, E9**

£405,000 Leasehold

savills

Unrivalled location  
Stylishly finished throughout  
Elegant marble tiled bathroom  
Bright reception room  
Overlooking Victoria Park

#### Local Information

Positioned next to Victoria Park, the property benefits from the shops, delis and eateries of Victoria Park Village, such as The Ginger Pig butcher, The Fish House, The Empress and My Neighbors The Dumplings, along with those to be found on Broadway Market. Bethnal Green Tube is either a walk through the park or a short bus ride, with the 388 stop being on Victoria Park Road.

#### About this property

Forming part of the architecturally renowned Crown Estate, designed by the famed architect John Spence in 1966, this first floor apartment is bright and stylishly finished with original square basket parquet flooring, large windows, a contemporary kitchen and a marble tiled bathroom.

#### Tenure

Leasehold (179 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.





Gore Road, South Hackney, London, E9  
Gross Internal Area 376 sq ft, 34.9 m<sup>2</sup>

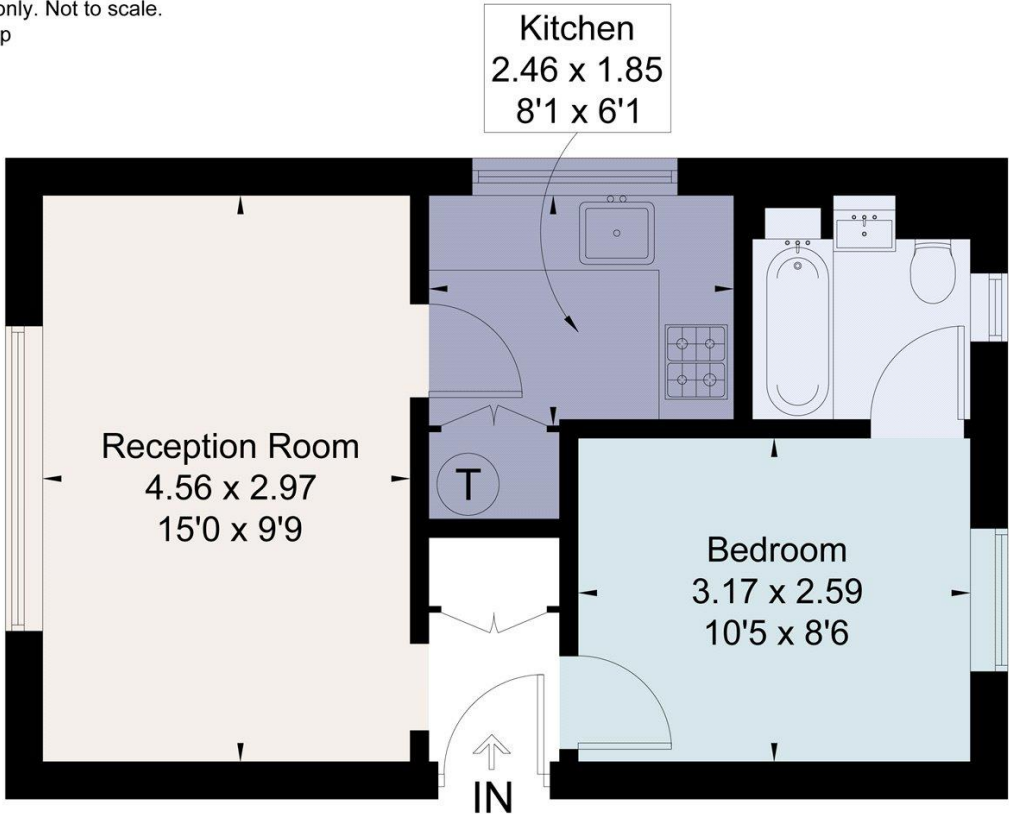
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savills.co.uk

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Approximate Area = 34.9 sq m / 376 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)  
For identification only. Not to scale.  
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First 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	75	77
(55-68) D		
(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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