



Spacious three bed flat with stunning park views

Gascoyne House, Gascoyne Road, London, E9

£525,000 Leasehold (108 years remaining)



Popular 1940's development
Spectacular views over Well Street Common
Three double bedrooms
Close to the Village
Victoria Park nearby
South facing balcony

Local Information

The property enjoys an enviable location right next to Well Street Common and close to the heart of Victoria Park Village. There are an excellent variety of shops nearby including a Ginger Pig Butcher, Gail's Bakery, Fishmonger and popular restaurants and bars. The magnificent Victoria Park is also within close proximity with its boating pond, coffee shop and beautiful gardens.

About this property

This light and airy top floor flat forms part of a highly sought after 1940's Art Deco block, located adjacent to Well Street Common and boasting magnificent open views over the surrounding parkland.

Accommodation: entrance hallway, spacious south facing reception room with balcony off, attractive wood flooring and focal fire, modern fitted kitchen, three good sized double bedrooms (two with park views), bathroom, and separate cloakroom.

Tenure

Leasehold (108 years remaining)

Local Authority

Hackney Council

Energy Performance

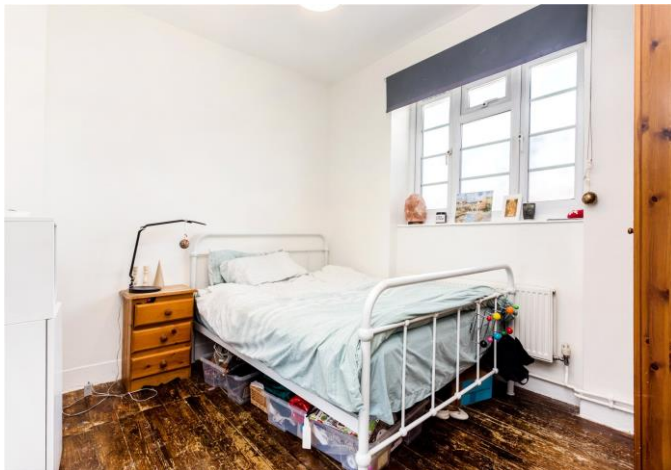
EPC Rating = E

Viewing

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

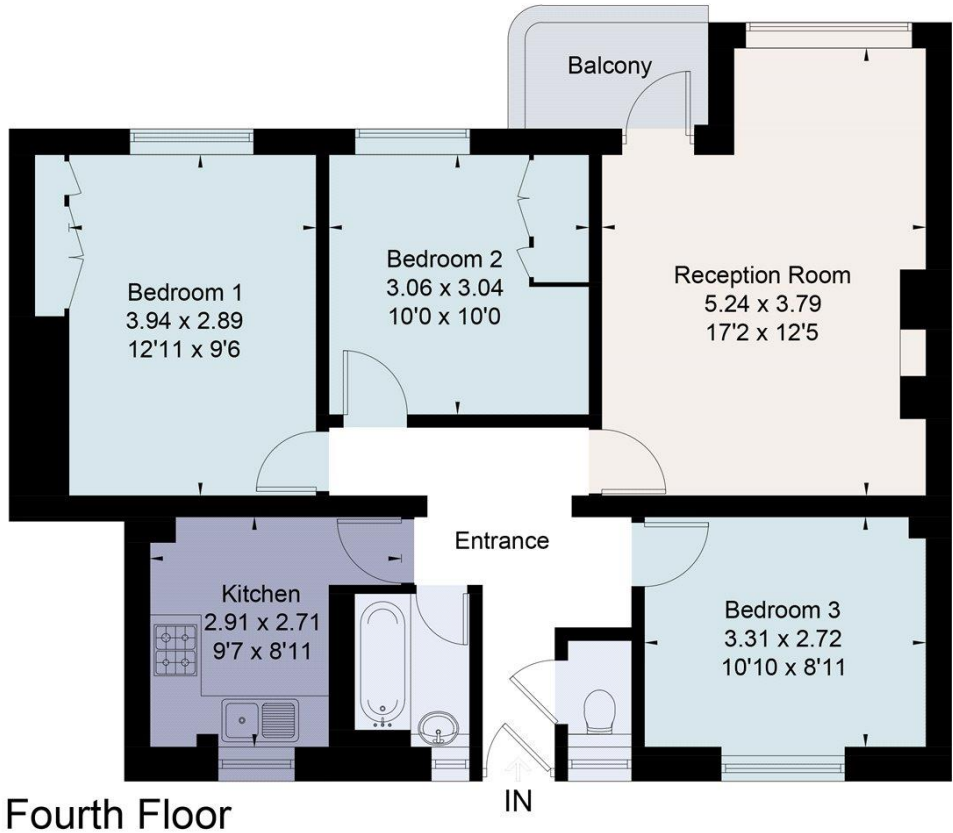
Telephone: +44 (0) 20 3222 5555






Gascoyne House, Gascoyne Road, London, E9
Gross Internal Area 777 sq ft, 72.2 m²

Approximate Area = 72.2 sq m / 777 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Fourth 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		
(39-54) E	50	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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