

# Stylish one bedroom apartment

Julius Seal House, 1A Belsham Street, London, E9



Beautifully presented modern flat Top floor with private balcony and lift Sonos in bedroom and reception Fantastic amenities on the doorstep Hackney Central Overground London Fields and Victoria Park nearby Great local shopping

#### **Local Information**

The property enjoys a fantastic location close to Hackney Central Overground. There are a superb assortment of local shops, retail outlets and popular bars and cafes close at hand, including a large Tesco and Nike factory shop. Some of East London's best green spaces are within comfortable walking distance including London Fields, Well Street Common and the magnificent Victoria Park.

# About this property

Savills are delighted to offer on to the market this beautifully presented fourth floor flat which forms part of an attractive modern building, located close to Hackney Central, E9. The property boasts a generous floor space, enjoys an abundance of natural light and is in pristine move-in condition.

Accommodation: entrance hallway with storage cupboard, good sized reception/dining room open plan to a stylish contemporary kitchen, spacious double bedroom with fitted wardrobes, and bathroom with modern thee piece suite and over-bath shower. The property also features a private balcony which can be accessed via the bedroom and reception room.

#### Tenure

Leasehold (119 years remaining)

#### **Local Authority**

London Borough of Hackney

# **Energy Performance**

EPC Rating = B

### Viewing

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

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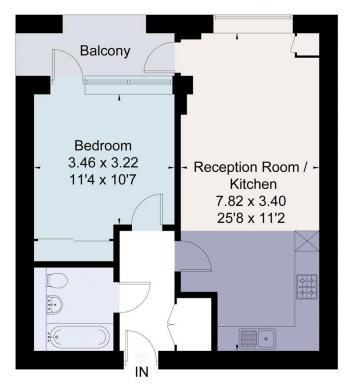
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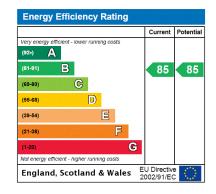
Approximate Area = 51.0 sq m / 549 sq ft Including Limited Use Area (1.4 sq m / 15 sq ft) For identification only. Not to scale. © Fourwalls Group





# Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) fourwalls-group.com 246020



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