



Stylish one bedroom apartment

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

£435,000 Leasehold (119 years remaining)



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 three 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.

Telephone: +44 (0) 20 3222 5555






Julius Seal House, 1A Belsham Street, London, E9
Gross Internal Area 549 sq ft, 51 m²

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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 	

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. 20200826TCS

