



Stylish modern apartment with winter garden in the Bagel Factory

White Post Lane, London, E9

£475,000 Leasehold (248 years remaining)



Impressive modern development
Excellent facilities
Winter garden with open views
Close to Hackney Wick Overground
Cool pubs and cafes nearby
Victoria Park close by

Local Information

Hackney Wick and neighbouring Fish Island offer a fantastic array of popular bars and cafes, many with alfresco space. The Regent's Canal links the area with Victoria Park in one direction and down towards the River Lea and Olympic Village in the other. The area is well connected transport wise, with Hackney Wick Overground and frequent buses to many parts of the City.

About this property

This immaculate fifth floor flat forms part of a popular modern Bagel Factory development situated in the vibrant Hackney Wick area, E9. The property enjoys an excellent position within the building and boasts magnificent open views over the surrounding area. There are a fantastic variety of communal facilities on offer including a well-equipped gym, concierge and roof terrace.

Accommodation: spacious reception room/high spec kitchen which has been wired for Sonos and has a winter garden off, good sized double bedroom with storage, and bathroom with feature tiling and contemporary suite.

Tenure

Leasehold (248 years remaining)

Local Authority

London Borough of Tower Hamlets

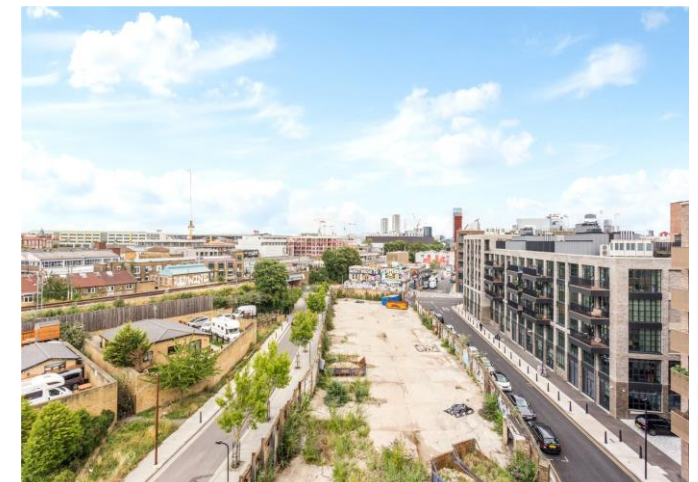
Energy Performance

EPC Rating = B

Viewing

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

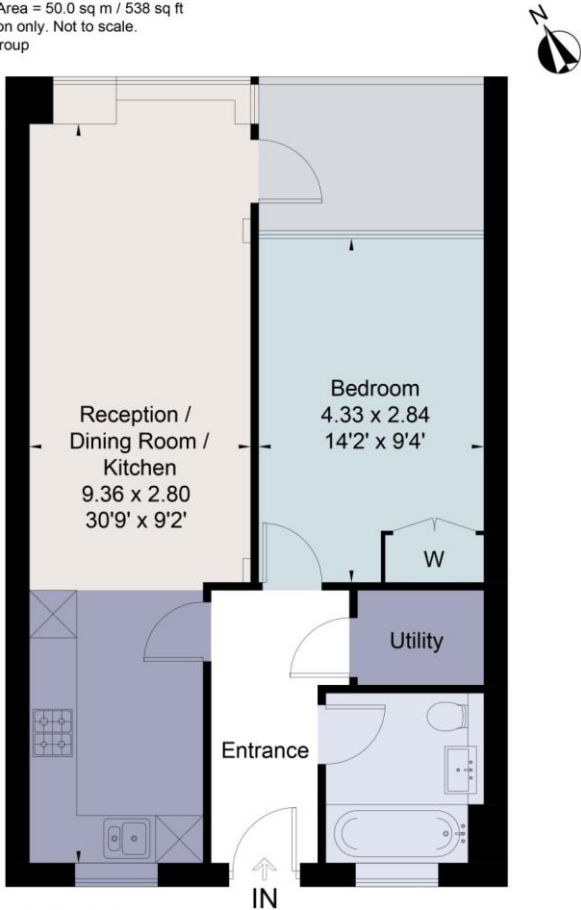
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White Post Lane, London, E9
Gross Internal Area 538 sq ft, 50 m²

Approximate Area = 50.0 sq m / 538 sq ft
For identification only. Not to scale.
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Fifth 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	82	82
(81-91) B		
(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

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