



# Beautifully presented Victorian warehouse conversion.

**Shore Road, Hackney, London, E9**

OIEO £925,000 Leasehold (976 years remaining)



Unique textile factory conversion  
Historic mews setting  
West facing private balcony  
Abundance of built-in storage  
Secure development with communal courtyard  
Near to Victoria Park/London Fields

#### Local Information

The flat is located just off Mare Street with its fantastic selection of popular bars, cafes and boutique shops. The green open spaces of both London Fields and Victoria Park are close at hand, together with Broadway Market and Regent's Canal. Transport links can be found via frequent bus services, together with London Fields Overground.

#### About this property

Savills are delighted to offer on to the market this generously proportioned three storey apartment, which forms part of a historic Victorian factory conversion, quietly tucked away on a peaceful residential street. The property has been upgraded and modernised to a superb standard by the existing owners and could be easily reconfigured to form an individually tailored space.

Accessed via secure door and a charming shared courtyard the property boasts a wealth of built-in storage and offers accommodation comprising: dining kitchen with separate pantry, spacious principal bedroom with en suite, dressing room and cloak room, wonderfully light and airy reception room with open outlook, small kitchen and private balcony, two further bedrooms both with skylights, and stylish high spec family bathroom. The property also has a separate entrance via wrought iron spiral staircase, straight up to the top floor.

#### Tenure

Leasehold (976 years remaining)

#### Local Authority

Hackney Council

#### Energy Performance

EPC Rating = D

#### Viewing

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

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Shore Road, Hackney, London, E9  
Gross Internal Area 1538 sq ft, 142.9 m<sup>2</sup>


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Approximate Area = 142.9 sq m / 1538 sq ft  
Upper / Lower Floor Store = 3.6 sq m / 39 sq ft  
Total = 146.5 sq m / 1577 sq ft  
Including Limited Use Area (5 sq m / 54 sq ft)  
For identification only. Not to scale.  
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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                                   | 62      | 73  |
| (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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