



Charming one bedroom flat located adjacent to Victoria Park

Cadogan Terrace, Hackney Wick, London, E9

£299,950 Leasehold

savills

Charming period flat
High ceilings
Delightful views towards Victoria Park
Excellent Pied a Terre
Good variety of cafes and pubs nearby
Fantastic rental investment

Local Information

The flat is located just off Victoria Park with its beautiful gardens, boating pond and cafes. The Regent's Canal is a short walk away and links up with The River Lea and Hackney Marshes. Victoria Park Village can be found on the opposite side of the park and provides excellent day to day amenities including: Ginger Pig Butcher, Gail's Bakery, a Fishmonger, and a variety of pubs, restaurants and cafes.

About this property

Incredibly charming raised ground floor flat which forms part of a handsome period terrace, located just off the magnificent open spaces of Victoria Park. The flat would make a fantastic Pied a Terre or rental investment and is currently achieving £1300 per month.

Internally the property is bursting with charm and features high ceilings, sash and case windows, picture rails and wood flooring. Accommodation comprises: hallway, reception/kitchen, stylish modern bathroom, and double bedroom with park views.

Tenure

Leasehold

Local Authority

London Borough of Hackney

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.





Cadogan Terrace, Hackney Wick, London, E9
Gross Internal Area 274 sq ft, 25.5 m²

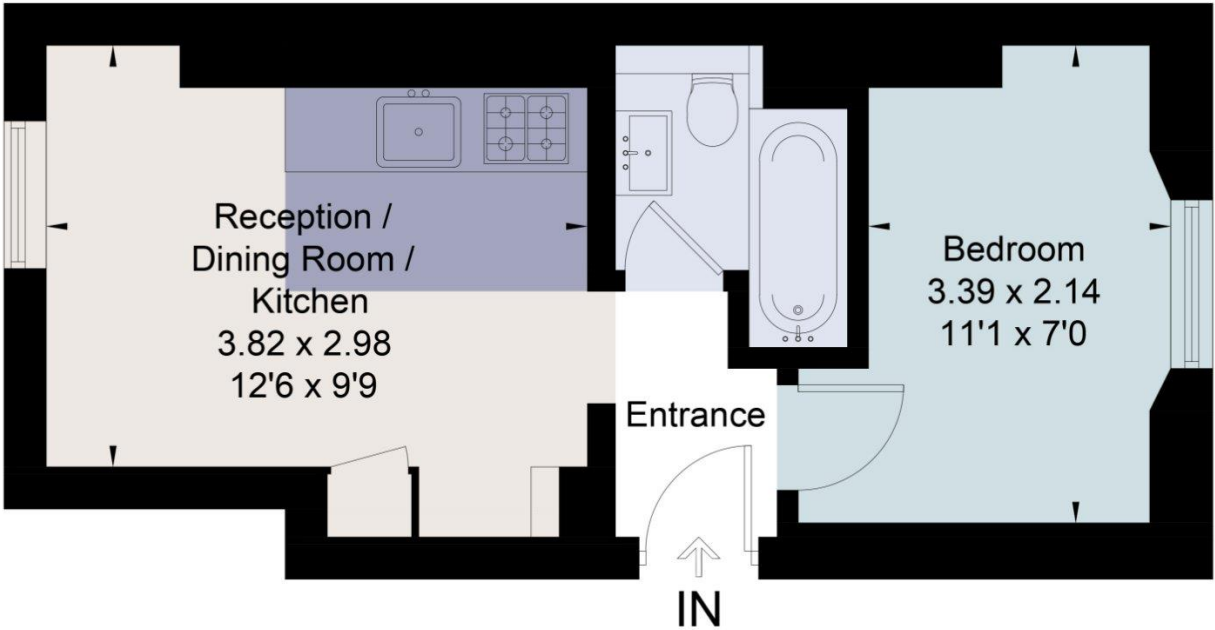
onTheMarket.com

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savills.co.uk


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Approximate Area = 25.5 sq m / 274 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.
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Upper Ground 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		60
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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