



Immaculate modern flat on a peaceful tree lined street

Speldhurst Road, South Hackney, London, E9

£450,000 Leasehold



Pristine modern apartment
Quiet residential street
Victoria Park nearby
Off street parking
Perfect first home
Superb shops, cafes and pubs

Local Information

The property is located close to the heart of the village which boasts a Ginger Pig Butcher, Gail's Bakery, delicatessen, fishmonger, grocery stores and a selection of popular pubs and restaurants. The beautiful green spaces of Victoria Park are nearby with its boating pond, gardens and play areas. Bethnal Green Tube is located approximately one mile away and there are frequent buses to Mile End tube, Hackney Central, Liverpool Street Station and Stanstead Airport.

About this property

This beautifully presented second floor apartment forms part of a well kept modern development, peacefully situated on a charming tree lined street, close to the heart of the Village. The property has been freshly decorated in tasteful contemporary tones, benefits from private off-street parking and would be perfectly suited to the first time buyer.

Accessed via a secure entry the internal accommodation comprises: entrance hallway with built-in storage cupboard, light and well proportioned reception/dining room open plan to a modern fitted kitchen with contrasting work tops and integrated appliances, spacious dual facing principal bedroom, second smaller double bedroom, and stylish bathroom with drench shower.

Tenure

Leasehold (100 years remaining)

Local Authority

Hackney Council

Energy Performance

EPC Rating = C

Viewing

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

Telephone: +44 (0) 20 3222 5555.



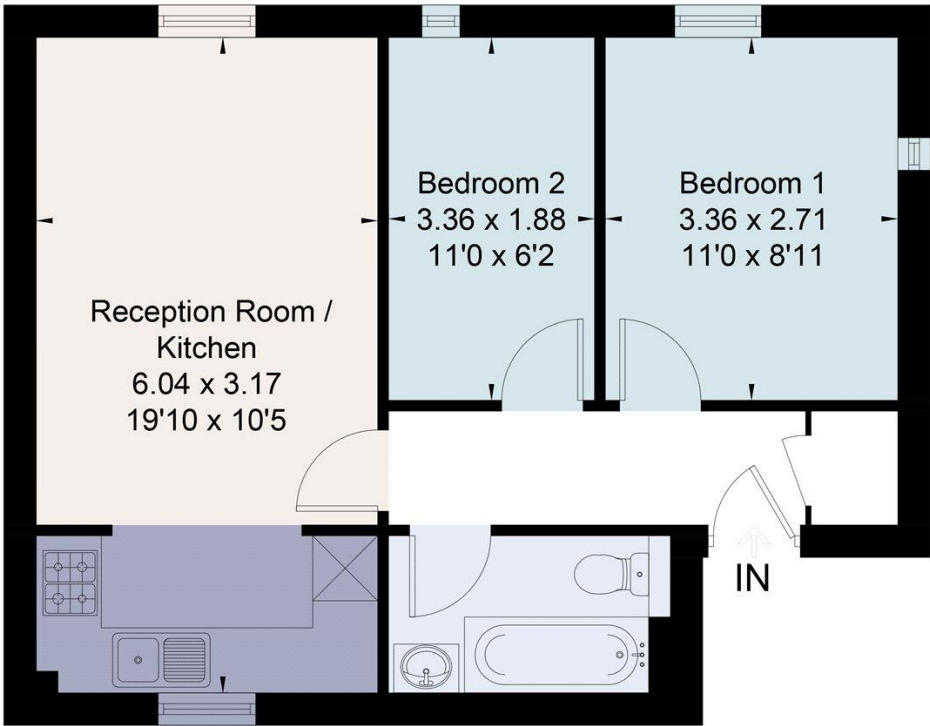


Speldhurst Road, South Hackney, London, E9
Gross Internal Area 483 sq ft, 44.9 m²

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Approximate Area = 44.9 sq m / 483 sq ft
For identification only. Not to scale.
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Second 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	71	76
(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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