



# Immaculate period style modern two bedroom flat

**Pickering Close, London, E9**

Offers In Excess Of £430,000 Leasehold (976 years remaining)





Charming period style flat  
Beautifully presented  
Well Street Common  
Victoria Park  
Residents' Parking  
Great local pubs and shops

#### Local Information

The property is located close to Victoria Park 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. London Fields, Broadway Market and Well Street are all within close proximity offering a great variety of bars and cafes.

#### About this property

This exceptionally appealing first floor flat forms part of an attractive period style building which enjoys a fantastic location close to Well Street Common and Victoria Park. This superb property has been tastefully decorated throughout, benefits from residents' parking and is perfectly suited to the first time buyer.

Accommodation: entrance hallway with built-in cupboard, bright and well-proportioned reception room, modern fitted kitchen, good sized principal bedroom with fitted storage, further bedroom, and stylish shower room.

#### Tenure

Leasehold (976 years remaining)

#### Local Authority

Hackney Council

#### 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



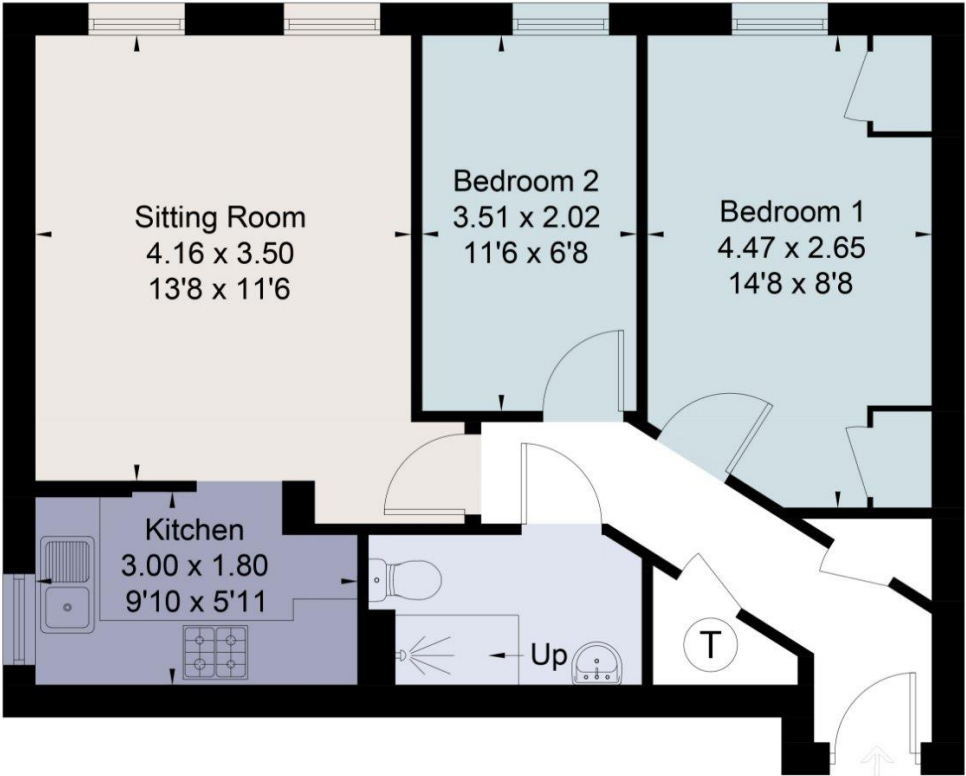







Pickering Close, London, E9  
Gross Internal Area: 554 sq ft, 51.5 m²

Approximate Area = 51.5 sq m / 554 sq ft  
Including Limited Use Area (0.4 sq m / 4 sq ft)  
For identification only. Not to scale.  
© Fourwalls



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 264842

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(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. 20201113TCS

