



Beautiful two bedroom apartment overlooking Victoria Park

Cadogan Terrace, E9

£625,000 Leasehold

**savills**

Views on to Victoria Park  
Two bedrooms  
Two bathrooms  
Great location  
Excellent transport links

#### Local Information

Victoria Park's 86 green acres are over the road with two lovely cafes: Pavilion (waterfront) and The Park Cafe. In recent years, Victoria Park has enjoyed a pleasing £12m refurbishment. Queen Elizabeth Olympic Park is also close by, with many of the Olympic facilities now open to the public.

Hackney Wick Station is 1.0 mile away, with direct trains to Stratford and Highbury & Islington, whilst there is also easy access to the A12, offering speedy access to the motorway network.

#### About this property

Savills are delighted to offer for sale this two double bedroom, two bathroom (one en suite), split-level flat set over the first and second floors of this handsome period building, offering direct views over Victoria Park. The property is presented in excellent condition with a spacious reception room and separate modern fitted kitchen. Upstairs you will find a principal bedroom with a stylish en suite, a further family bathroom and a second bedroom.

#### Tenure

Leasehold

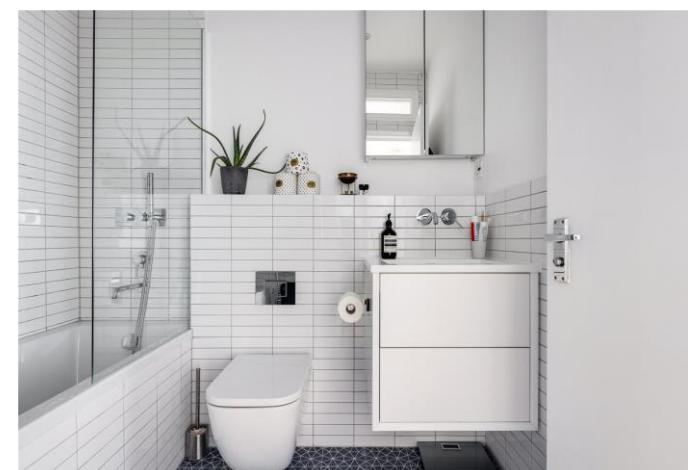
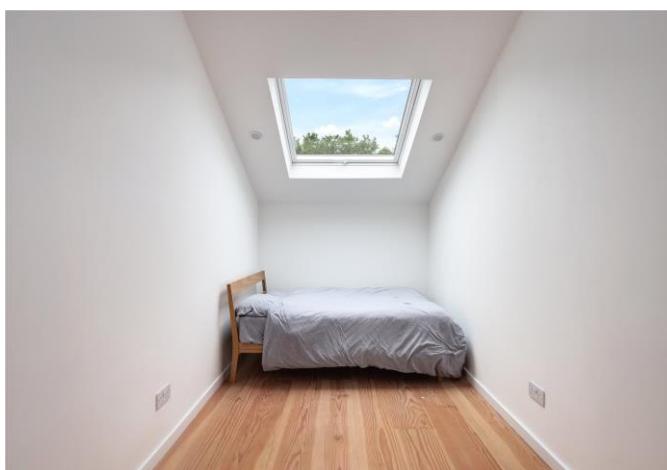
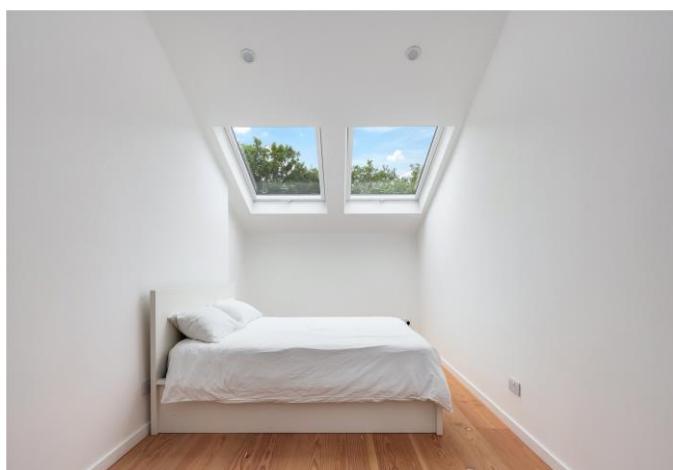
Local Authority  
Hackney Council

Energy Performance  
EPC Rating = D

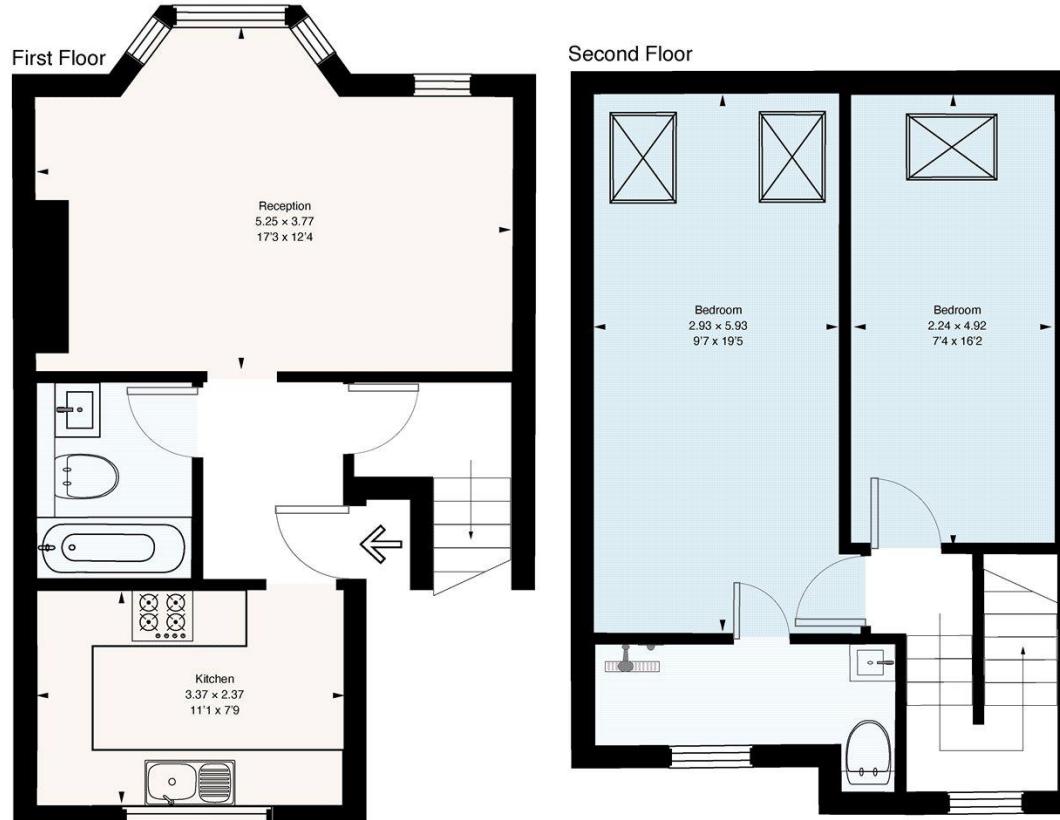
#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.  
Telephone: +44 (0) 20 3222 5555





Approximate Area = 73.50 sq m / 791.1474 sq ft  
For identification only. Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(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. 20210630TCS

