



# Stylish third floor modern apartment with winter garden

**White Post Lane, London, E9**

Offers Over £425,000 Leasehold (247 years remaining)





Chain free  
Appealing modern apartment  
Well-equipped gym and concierge  
Fantastic communal terrace  
Beautifully presented  
Winter garden  
Excellent pubs, cafes and transport links

#### Local Information

Hackney Wick and neighbouring Fish Island offer a fantastic array of popular bars and cafes, many with al fresco space. The Regent's Canal links the area with Victoria Park in one direction and down towards the River Lea and Olympic Village in the other. The area is well connected transport wise, with Hackney Wick Overground and frequent buses to many parts of the City.

#### About this property

This stylish third floor apartment forms part of a popular contemporary building located in vibrant Hackney Wick which benefits from an array of superb facilities, including a concierge, communal roof terrace and gym. Internally the flat has been tastefully decorated with fresh neutral decor, high spec flooring and exposed brick.

Accommodation: secure entrance, access via lift, entrance hallway with built-in storage cupboard, spacious dual facing reception/modern fitted kitchen with access to a winter garden which can be opened up in the warmer months, good sized double bedroom, and family bathroom with over-bath shower.

#### Tenure

Leasehold(247 years remaining)

#### Local Authority

Tower Hamlets

#### Energy Performance

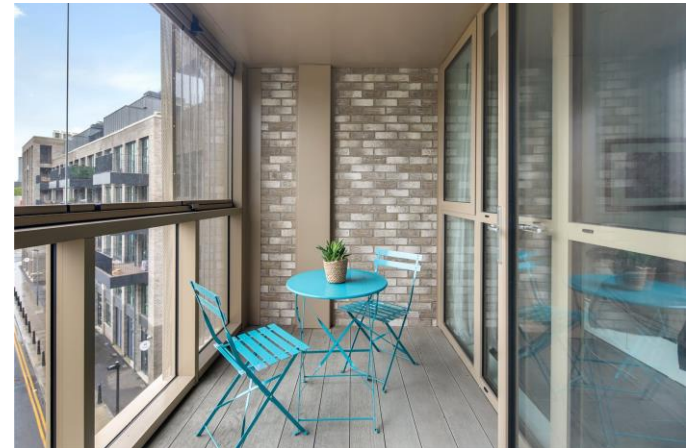
EPC Rating = B

#### Viewing

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





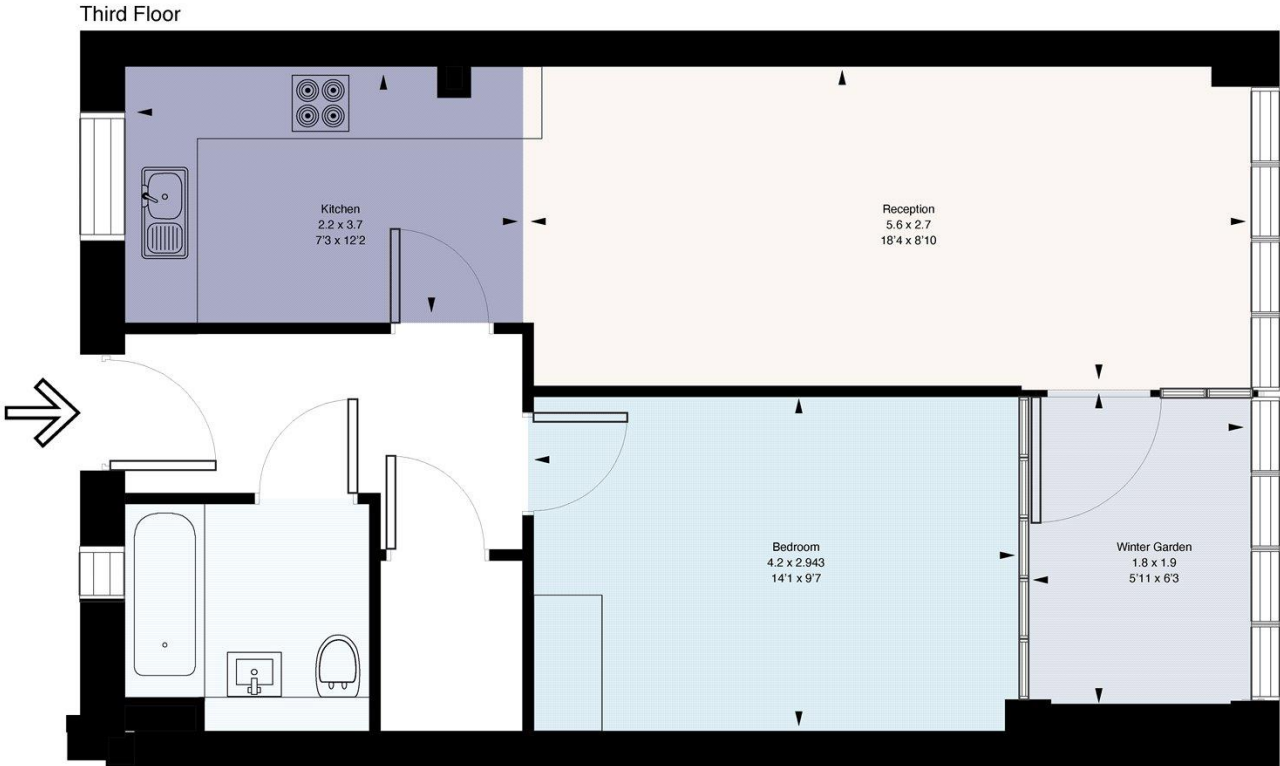



White Post Lane, London, E9  
Gross Internal Area 552 sq ft, 51 m²

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Approximate Area = 51 m² / 552 sqft  
For identification only. Not to scale



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) <b>A</b>                              |   |           |
| (81-91) <b>B</b>                            | 83  | 83        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

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