



Stunning one bedroom apartment with a private balcony.

Hepscott Road, London, E9

£500,000 Leasehold (246 years remaining)



One double bedroom
Large windows throughout
Private balcony
Third floor
Concierge & lift

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

Savills are delighted to offer on to the market this stunning third-floor apartment which forms part of a desirable contemporary building located in vibrant Hackney Wick and benefits from an array of superb facilities, including a 24 hour concierge, communal roof terrace and residents gym.

Internally the flat is in excellent condition with large Crittall Windows throughout, high spec underfloor heating, Sonos audio system with integrated ceiling speakers and exposed brick.

Accommodation: secure entrance, access via lift, entrance hallway with storage cupboard, family bathroom, double bedroom with built-in wardrobes, spacious reception/kitchen room with high-end appliances and double doors out onto a large balcony.



Tenure

Leasehold (246 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.





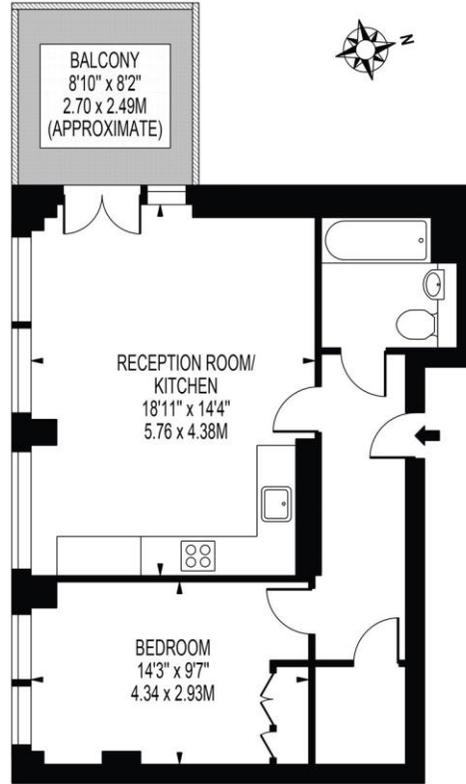
Hepscott Road, London, E9
 Gross Internal Area 560 sq ft, 52 m²



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HEPSCOTT ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 560 SQ FT - 52 SQ M



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

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