



Stunning two bedroom, two bathroom apartment with a private balcony.

The Textile Building, 31A Chatham Place, London, E9

(Offers in excess of) £700,000 Leasehold (Lease Expiry January 3013)



Two bedrooms
Two bathrooms
Private balcony
Concierge
No onward chain

Local Information

The Textile Building is located on Chatham Place, in the heart of Hackney with its array of independent shops, boutiques and stores located on Mare Street.

The green open space of London Fields (0.6 miles) and Victoria Park (0.8 miles) are both nearby with their play areas, cafes and local pubs.

Transport links can be found at Hackney Central (0.4 miles) and Homerton (0.6 miles) station, along with regular buses into the City.

About this property

Savills are delighted to offer on to the market this beautiful third-floor apartment which was formerly the Burberry factory and converted in 2014. The development was nominated for the Architect of the Year Awards in 2016.

Internally the flat is in pristine move-in condition and features an incredible floor-to-ceiling window in the living room and throughout the bedroom windows with exposed brickwork underneath.

Accommodation comprises an excellent-sized entrance hallway with built-in storage, bright and spacious reception room with an open plan high spec kitchen and a private balcony, a principal bedroom with en suite, a second double bedroom and a family bathroom.

Residents enjoy a concierge service, underground bike storage and lift access to all floors.

The property is being sold with no onward chain.

Tenure

Leasehold (Lease Expiry January 3013)

Local Authority

Hackney

Council Tax

Band = D

Ground Rent

£300 per annum

Service Charge

£2000 per annum

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.



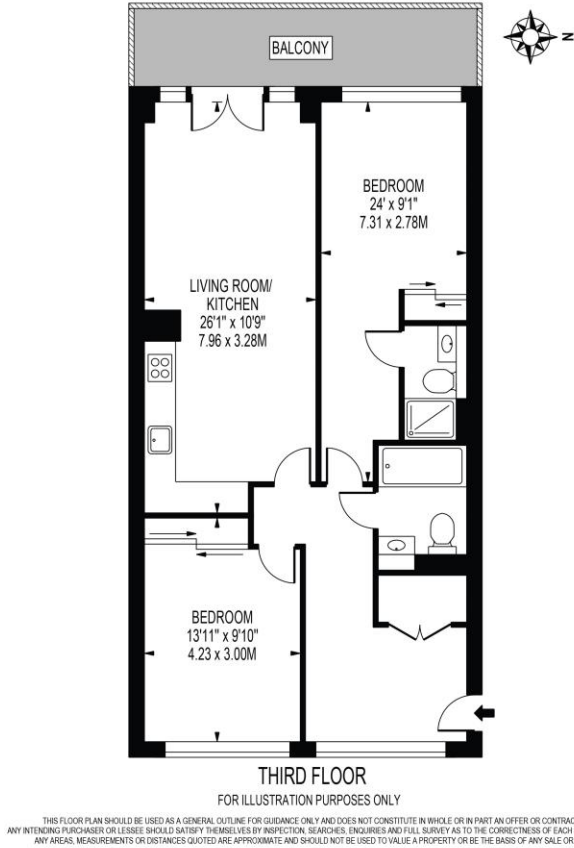



The Textile Building, 31A Chatham Place, London, E9
Gross Internal Area 820 sq ft, 76.2 m²
Outbuildings FILL IN
Cellar FILL IN
Garage FILL IN
Total FILL IN

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James Marshall
Victoria Park
+44 (0) 20 3222 5555
james.marshall@savills.com

THE TEXTILE BUILDING
APPROXIMATE GROSS INTERNAL FLOOR AREA: 820 SQ FT - 76.18 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	79	79
A		
(81-91)		
B		
(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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