



Grade II listed school conversion.

Bramshaw Road, London, E9

Guide Price £725,000 Leasehold (Lease Expiry April 2999)



Two bedrooms
Grade II listed
Close to Well Street Common
Excellent location
No onward chain

Local Information

Bramshaw Road is less the 400 ft. to the green open spaces of Well Street Common and 0.2 miles to the lovely open spaces of Victoria Park, with its boating bond, flower gardens and popular cafes.

There is a host of excellent day to day amenities on nearby Well Street (0.4 miles) and Victoria Park Village (0.5 miles) and includes Gail's bakery, Ginger Pig butcher and a host of cafes and pubs.

About this property

Savills are delighted to offer onto the market for the first time in over 20 years, this unique Grade II listed school conversion. The property benefits from two bedrooms and over 1200 sq. ft. of living accommodation.

Accommodation comprises: Entrance into a hallway with two double bedrooms and two en-suites bathrooms. There is a fantastic spiral staircase which leads up to the open-plan kitchen reception room.

Throughout the centre of the ceiling is a large glass skylight which fills the apartment with natural light.

There is a large wrap around roof terrace on the top of the apartment which enjoys 360 views across the City.

The property is being sold with an allocated parking space and no onward chain.

Tenure

Leasehold (Lease Expiry April 2999)

Local Authority

Hackney

Council Tax

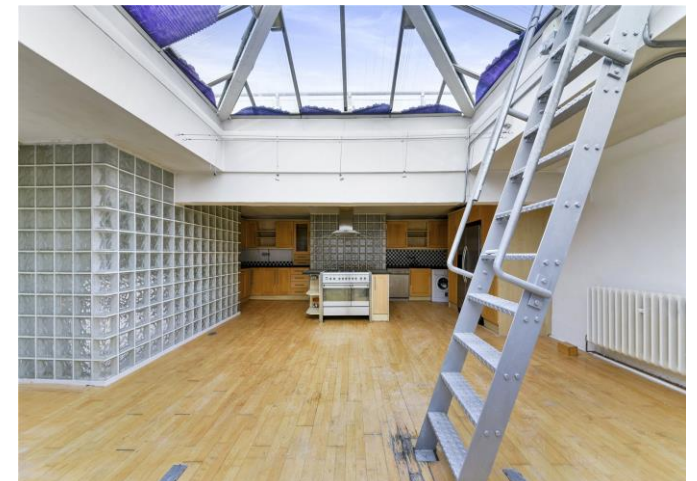
Band = D

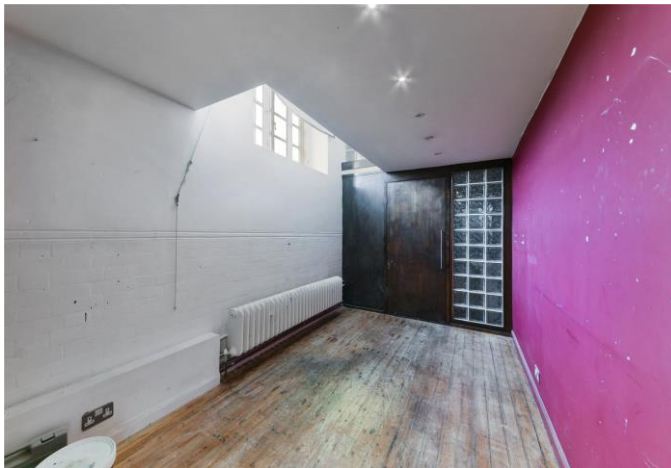
Energy Performance

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.



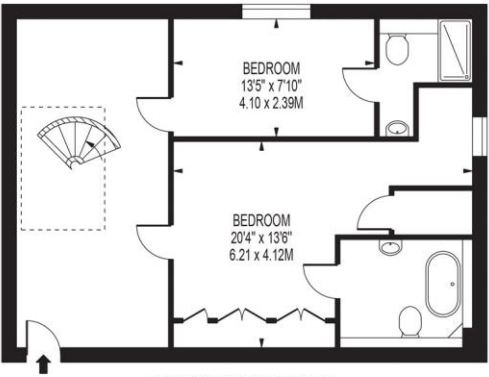
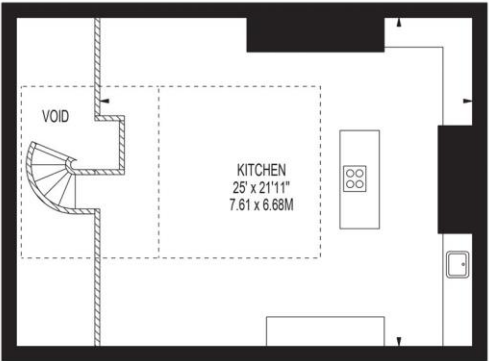


Bramshaw Road, London, E9
Gross Internal Area 1224 sq ft, 113.7 m²


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BRAMSHAW ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1224 SQ FT - 113.71 SQ M
(EXCLUDING VOID)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	69	82
England, Scotland & Wales		EU Directive 2002/91/EC 

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