



# Stunning two bedroom apartment with a winter garden.

**White Post Lane, London, E9**

£600,000 (Offers in excess of) Leasehold (247 years remaining)

**savills**

Two double bedrooms  
Two bathrooms  
Winter garden  
Residents gym & concierge  
Large communal roof terrace

#### 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 stunning second-floor apartment forms part of a desirable contemporary building located in vibrant Hackney Wick and benefits from an array of superb facilities, including a concierge, large communal roof terrace and gym. Internally the flat is in excellent condition with high spec underfloor heating exposed brickwork, Sonus surround sound and a winter garden.

Accommodation: secure entrance, access via lift, entrance hallway with utility cupboard, spacious reception room with a modern fitted kitchen with access to a private winter garden. There are two double bedrooms and a family bathroom, with the principal bedroom benefitting from an ensuite shower room.



#### Tenure

Leasehold(247 years remaining)

#### Local Authority

Tower Hamlets

#### Energy Performance

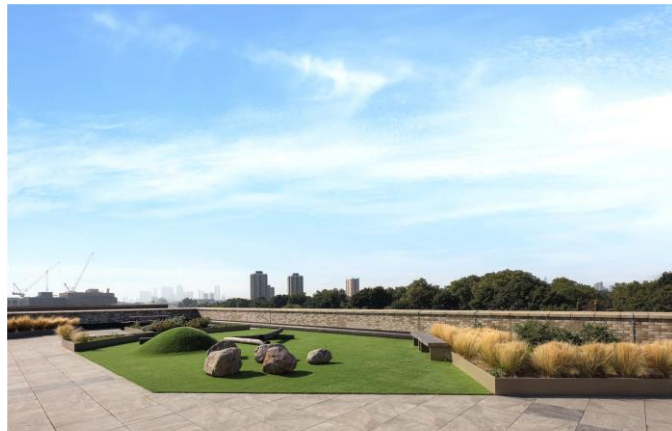
EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Office.

Telephone: +44 (0) 20 3222 5555.



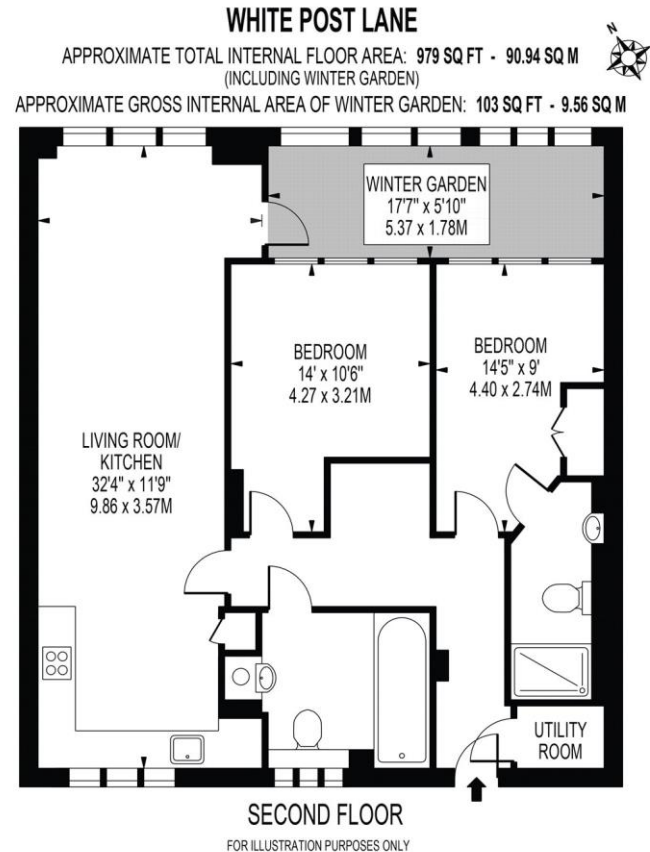


White Post Lane, London, E9  
 Gross Internal Area 979 sq ft, 91 m<sup>2</sup>



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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