



Stylish loft living in the heart of Victoria Park Village

Rutland Road, South Hackney, London, E9

£775,000 Leasehold



Large Duplex in a converted school
Double height ceiling
Exposed brick & ornamental beams
Walk-in wardrobe
Allocated parking
South facing views over the City

Local Information

Royal Gate Apartments is located in the heart of Victoria Park Village, close to the park and is within the catchment area of the Lauriston School. Excellent bus links are located in the Village which make Canary Wharf and the City a quick commute and give quick access to Mile End and Bethnal Green Underground (Central, District and Hammersmith & City).

About this property

Set within a converted school, this mezzanine style duplex apartment blends charm and character together with light and space, an ideal combination. To the lower floor is a fully fitted kitchen, bath/shower room, bedroom and double height reception/dining room. Upstairs the mezzanine floor is used as a comfortable lounge, with a master bedroom with a large walk-in wardrobe set to the side. The property also benefits from a allocated parking space within the secure gated courtyard.

Tenure

Leasehold

Local Authority

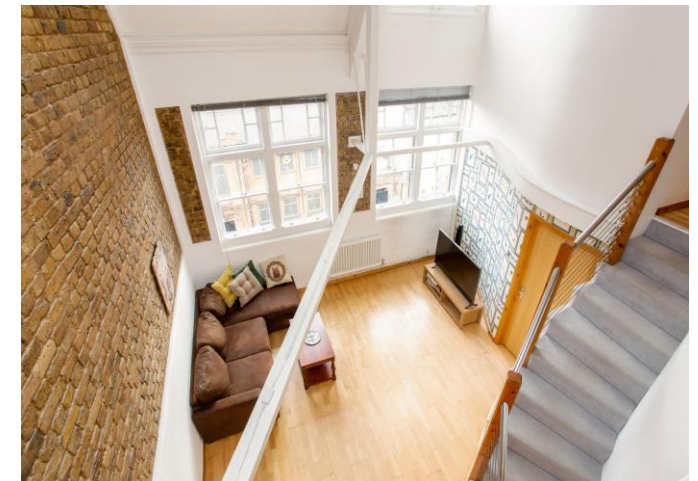
London Borough of Hackney

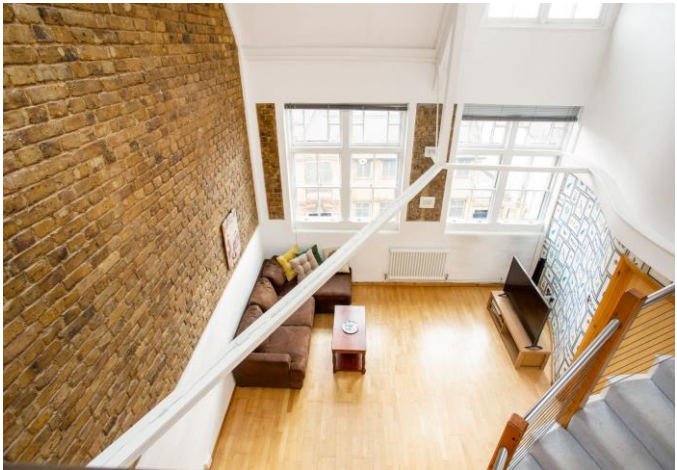
Energy Performance

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.

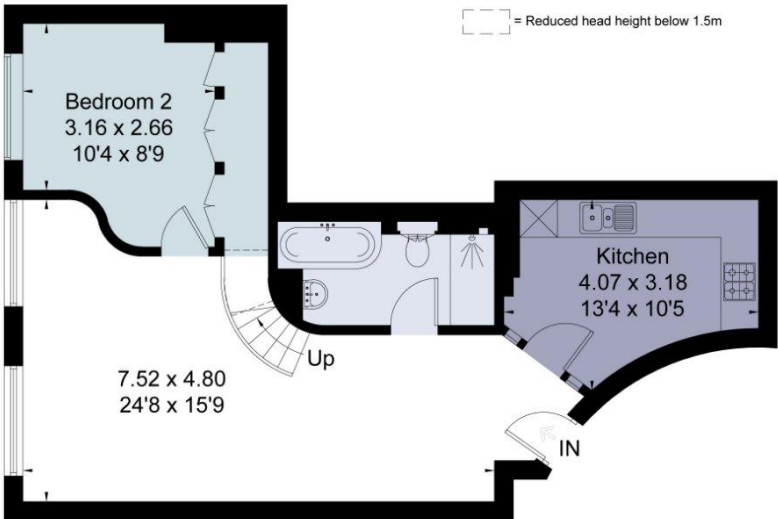




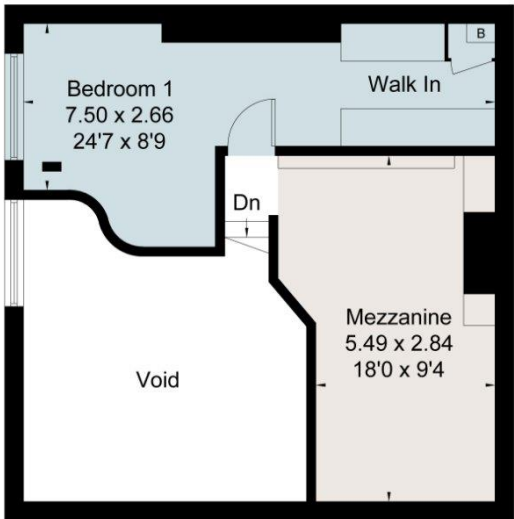
Rutland Road, South Hackney, London, E9
Gross Internal Area 967 sq ft, 89.8 m²

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Approximate Area = 94.3 sq m / 1015 sq ft
(Excluding Void / Including Mezzanine)
Including Limited Use Area (1.1 sq m / 12 sq ft)
For identification only. Not to scale.
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Third Floor



Fourth Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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		
	71	83
England, Scotland & Wales	EU Directive 2002/91/EC 	

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