



## Beautiful two bedroom apartment within a Victorian school conversion

**Bramshaw Road, Hackney, London, E9**

£2,450 pcm plus fees apply, Unfurnished  
Available from 19.12.2020

savills



- Stunning School Conversion
- Grade II Listed
- Allocated Residents Parking
- On Site Caretaker
- Close to Victoria Park & Well Street Common

#### Local Information

Bramshaw Road is a pleasant residential area close to the shops, bars and restaurants of Victoria Park. London Fields Station (National Rail) is also close by for links throughout the City. With the nearest tube being Mile End or Homerton (Overground).

#### About this property

The apartment comprise a large open plan kitchen/diner on the middle floor, reception on the upper floor and on the lower floor are two bedrooms, one of which has a walk in shower, and a separate three piece bathroom. The property benefits from much of its original features such as windows, wood flooring and original exposed brickwork.

#### Furnishing

Unfurnished

#### Local Authority

Hackney Council  
Council Tax Band = D

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Victoria Park Lettings Office.  
Telephone: +44 (0) 20 3222 5555.







Bramshaw Road, Hackney, London, E9  
Gross Internal Area 1023 sq ft, 95 m<sup>2</sup>



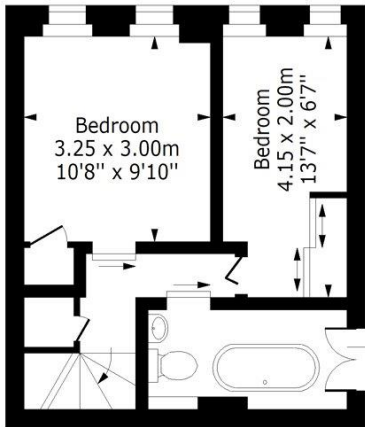
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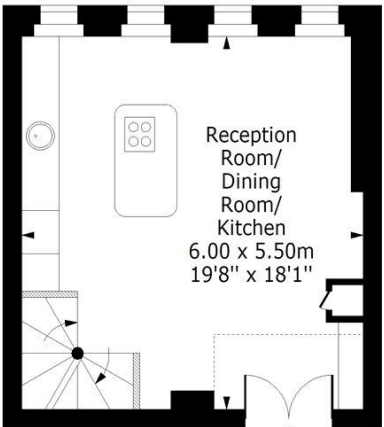
Jasmine Lawrence  
Victoria Park Lettings  
**+44 (0) 20 3222 5555**  
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### Lofts On The Park, Bramshaw Road, E9

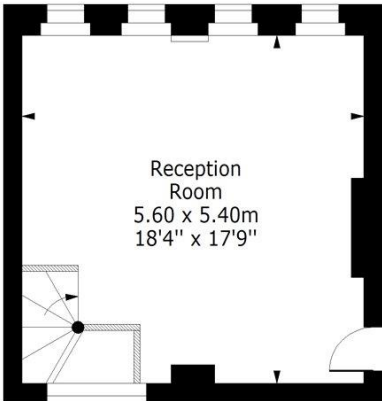
Gross internal area = 1023 sq ft / 95 sq m



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
[www.londonpropertyassessments.co.uk](http://www.londonpropertyassessments.co.uk)

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

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](http://Savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](http://savills.co.uk/applicant-guide).  
Hard copy available on request. . 20201130KAW



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