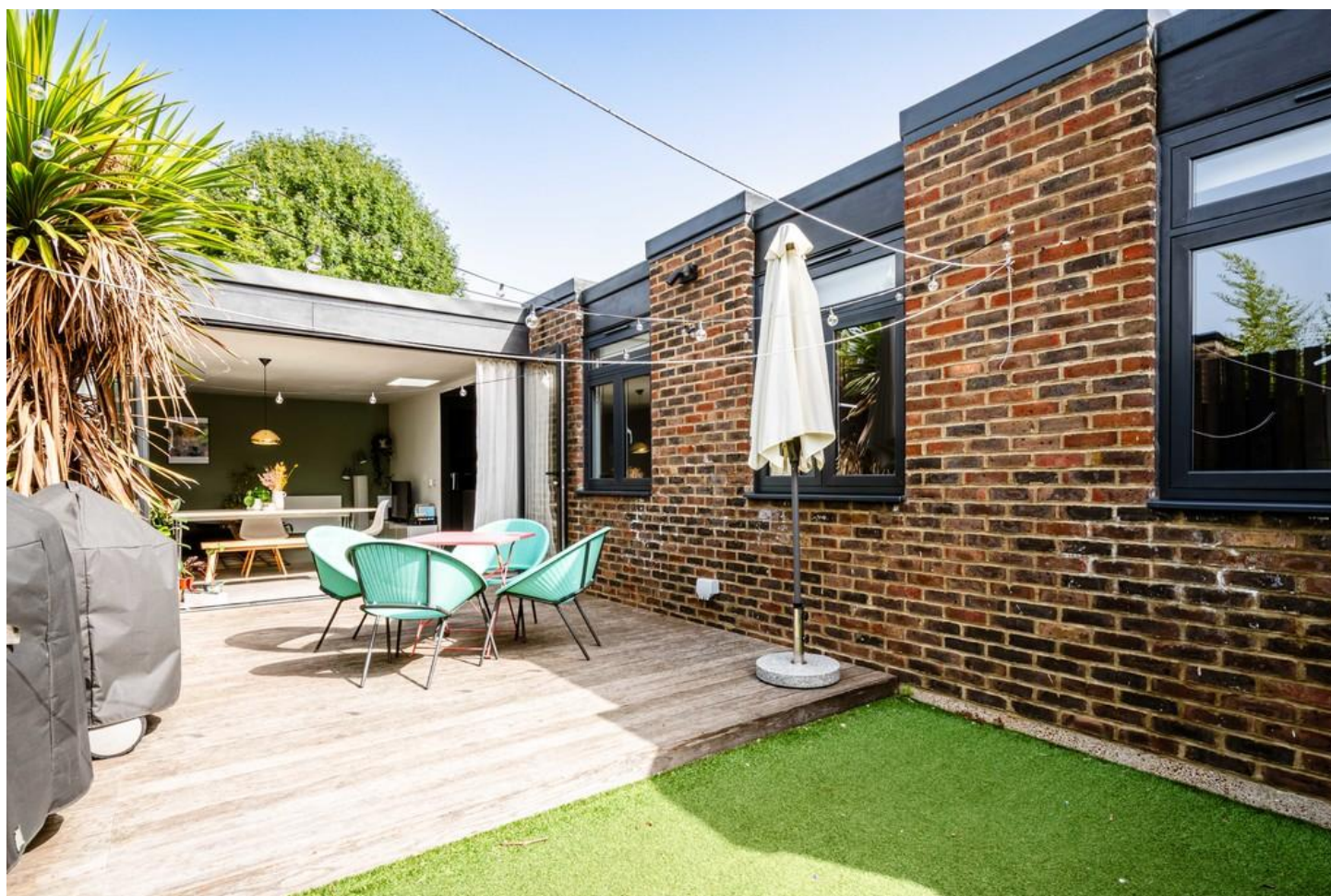


Brinkworth Way, E9



Blakestanley are thrilled to present this modern bungalow to the market. Set within the sought after Towbridge Estate, in the heart of London's creative hub of Hackney Wick, the unique property boasts a complete transformation of the 89sqm (958sqft) interior. It provides three double bedrooms, a four-piece bathroom, storage and an open plan contemporary reception/kitchen. Bifold glazed doors open the space out to an external deck and south facing private garden, keeping the property bright and feeling spacious. Located on the doorstep of vibrant bars, eateries and exhibition spaces, it is also perfectly nestled between the desirable green spaces of Victoria Park and The Queen Elizabeth Olympic Park. Hackney Wick Overground and nearby bus routes puts the rest of London and beyond within easy reach. Available as a chain free purchase.

£800,000
Freehold

KEY FEATURES

- Architecturally designed Bungalow
- Three Double Bedrooms
- Open plan kitchen and diner
- 364sqft of outside space
- 958sft of bright living space
- In catchment of Ofsted outstanding Mossbourne Riverside Academy
- Nestled between Victoria Park and the Olympic Park
- Amenities can be found in neighbouring Stratford Westfield and Hackney Wick
- Great connections via Hackney Wick's London Overground many bus routes

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Freehold	(Advised by Vendor)
SERVICE CHARGE:	N/A	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,576.26	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



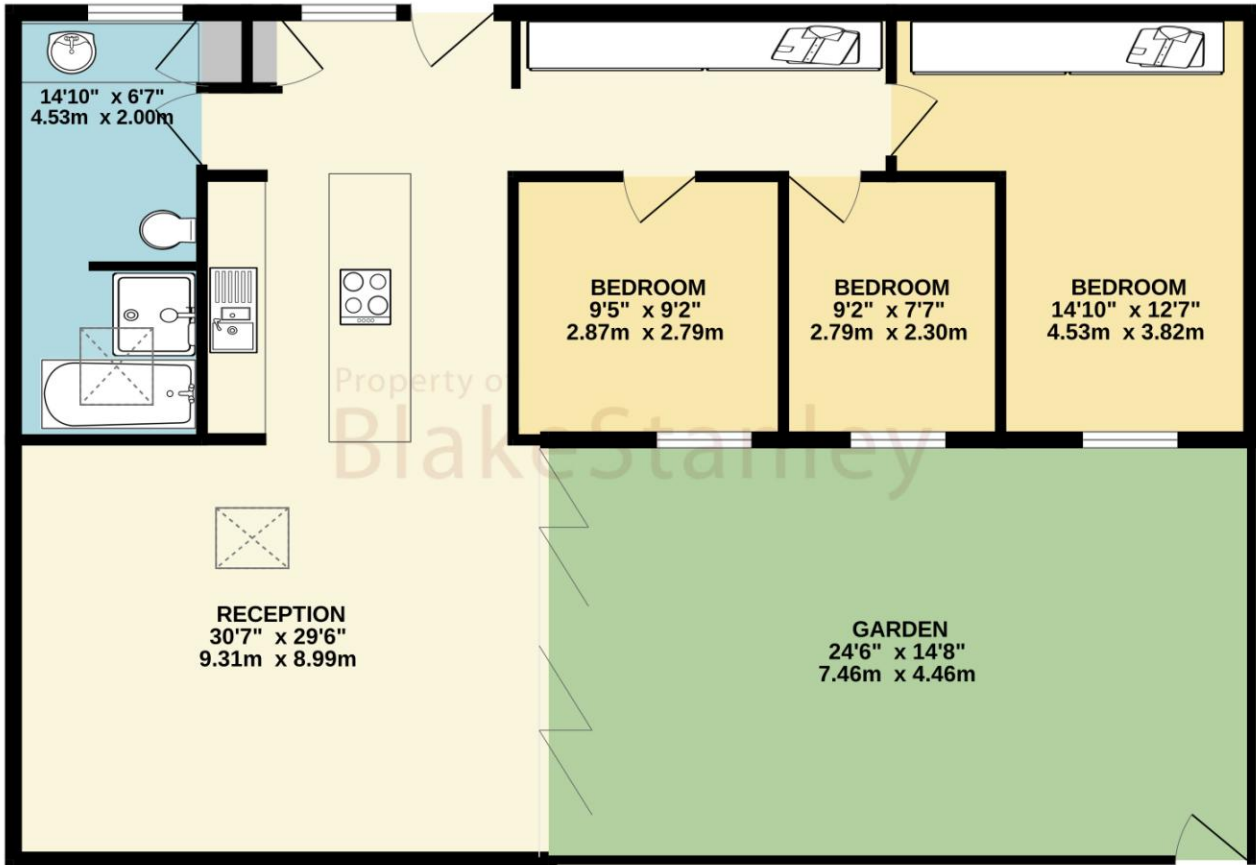








GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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