

Brownlow Road



Blakestanley are delighted to market this three bedroom freehold maisonette located on a popular street west of London Fields. Offering 1,018sqft of living space, comprising over the raised ground floor a double reception room and a separate kitchen with access to the private terrace and private garden, while the bedrooms and two bathrooms are situated over the next two floors. The property also benefits from wood floors and floor to ceiling sash windows. Ideally positioned for highly rated schools, the cafés, bars and restaurants of Broadway Market, the Lido in London Fields and Regent's Canal. Numerous transport links including Haggerston, London Fields and Hackney Central as well as many bus routes put the City and beyond within easy reach.

£1,200,000
Freehold

KEY FEATURES

- Private Terrace
 - Private Garden
 - Freehold
 - Broadway Market
- London Fields
 - Regents Canal
 - Victoria Park
 - Haggerston Station

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 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 D - £1,877.37	(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.



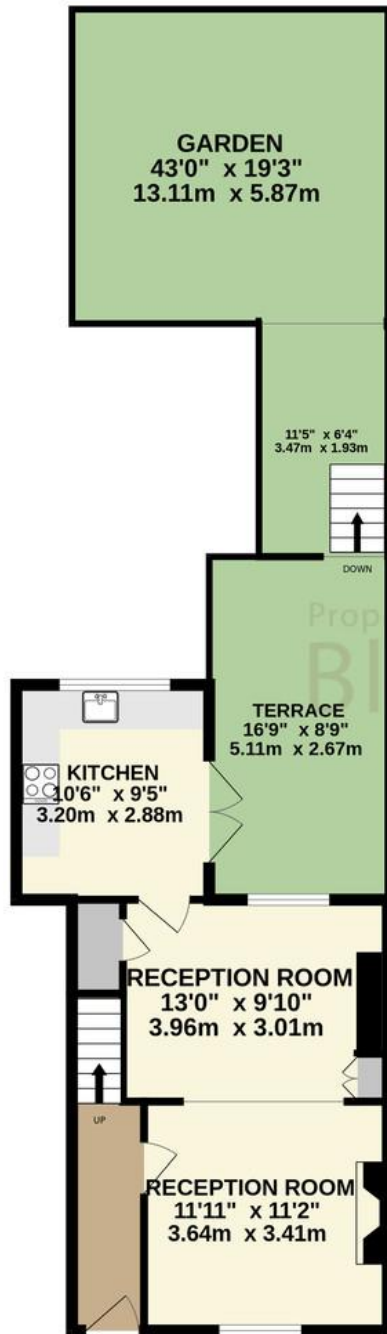








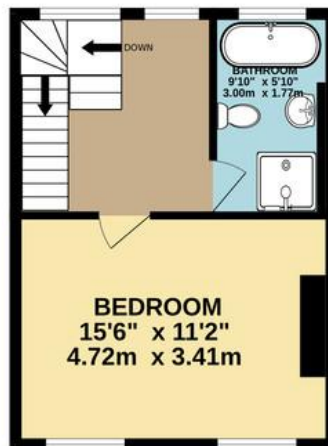
RAISED GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1100sq.ft. (102.2 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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1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.

