

Well Street, E9



Set within a private & gated mews is this 600sqft (55.7sqm) end-of-terrace mews house. The property is arranged over two floors and the ground floor comprises the two bedrooms, a three piece bathroom suite and patio. Upstairs leads straight into the spacious open plan reception / kitchen / diner with direct access to the private south easterly facing balcony. Set off Well Street the property is excellently located for numerous amenities, as well as an array of transport links including London Fields and Hackney Central. Offered to the market with no onward chain.

£675,000
Freehold

KEY FEATURES

- Freehold mews house.
- Private gated mews.
- Open plan living.
- Two bedrooms.
- Three piece bathroom suite.
- Patio & south easterly facing balcony.
- Numerous amenities.
- An array of transport links.
- No onward chain.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

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 - £1,966.51 p.a.	(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.



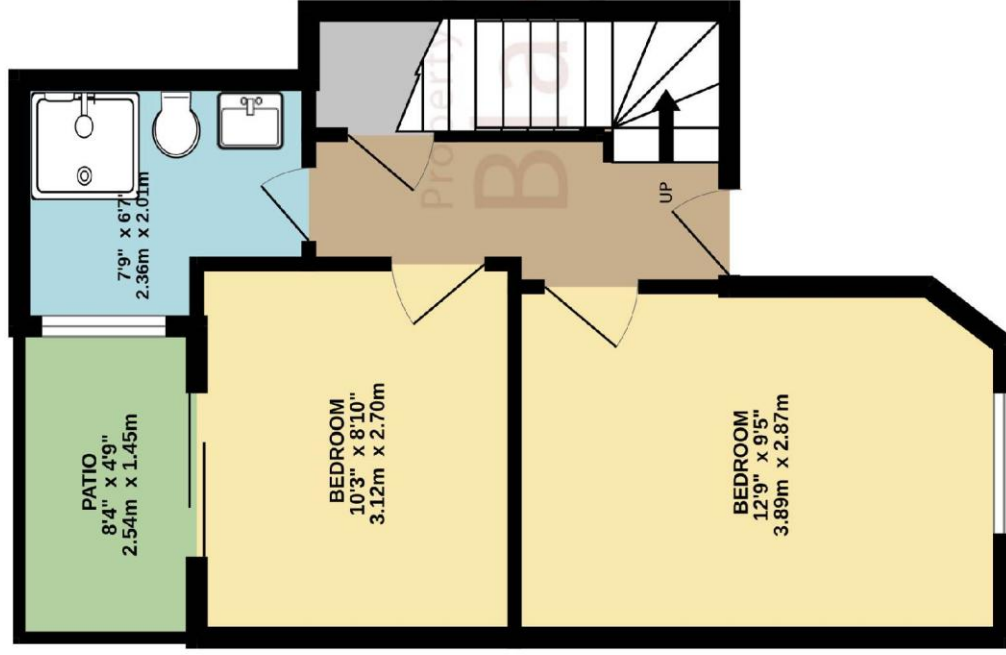








GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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