

St. Agnes Close, E9



Blake Stanley is delighted to present this two bedroom duplex within the highly sought after Christchurch Estate. Its 968sqft (89.95sqm) of living space is spread across the top two floors of the building, which comprises a bright south facing reception room with balcony, separate kitchen/diner and a WC on the lower floor. On the upper floor a four piece bathroom suite sits between the two double bedrooms, with generous additional storage including an attic space. The property benefits from park and city views, a private garage (142sqft) and off street parking. Set on the edge of Victoria Park, adjacent the Regents Canal and close to London Fields and the Lido, it also benefits from the assortment of restaurants, bars and shops that the vibrant Mare Street, Broadway Market and Lauriston Road have to offer. An array of transport links include Bethnal Green Underground, Cambridge Heath Overground and numerous bus routes making the city and beyond an easy reach. Available as a chain free purchase.

£800,000
Share of Freehold

KEY FEATURES

- Situated on the Christchurch Crown Estate
- Top two floors of the builing
- 903sqft spread across two floors
- Separate kitchen and dining area
- A private balcony with green and city views
- Two double sized bedrooms
- A private garage space and attic storage space
- Local amenities of Broadway Market, Mare Street & Lauriston Rd
- By Victoria Park and Regents Canal
- Sold as Chain Free

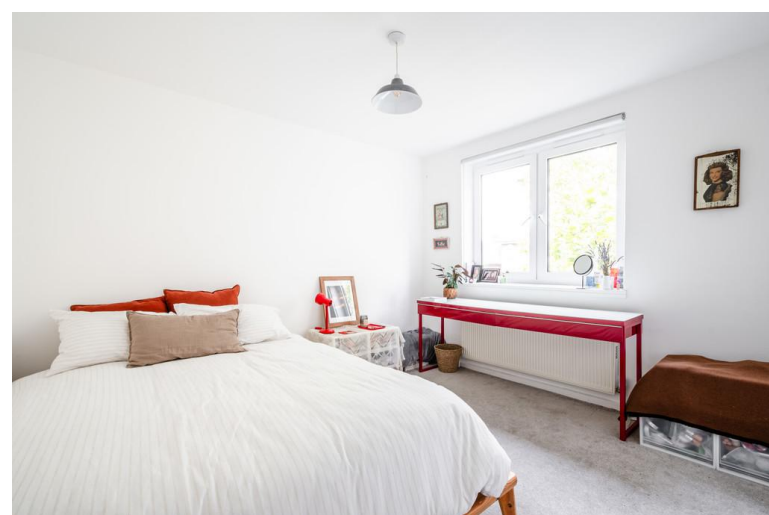
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

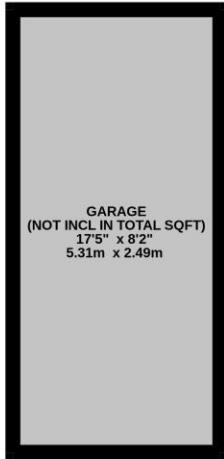
ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 956 years	(Advised by Vendor)
ESTATE SERVICE CHARGE:	£1385.44 p/a	(Advised by Vendor)
BUILDING SERVICE CHARGE:	£2,542.24 p/a	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,773.29	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

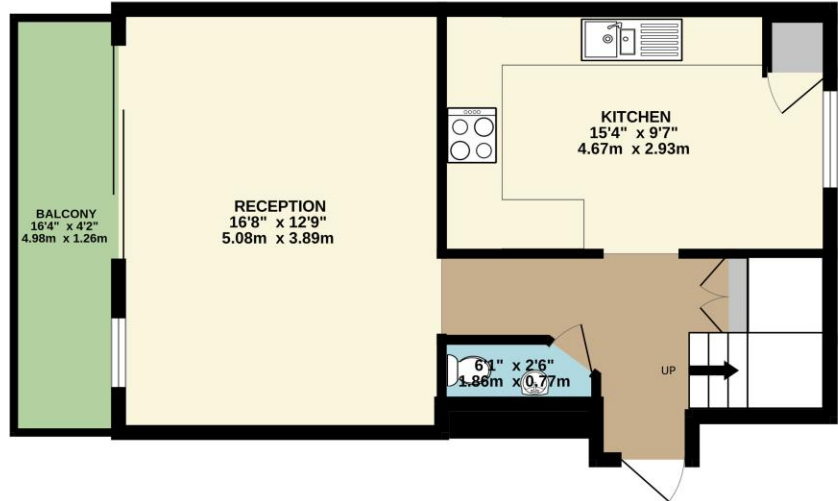
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They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



GROUND FLOOR
142 sq.ft. (13.2 sq.m.) approx.

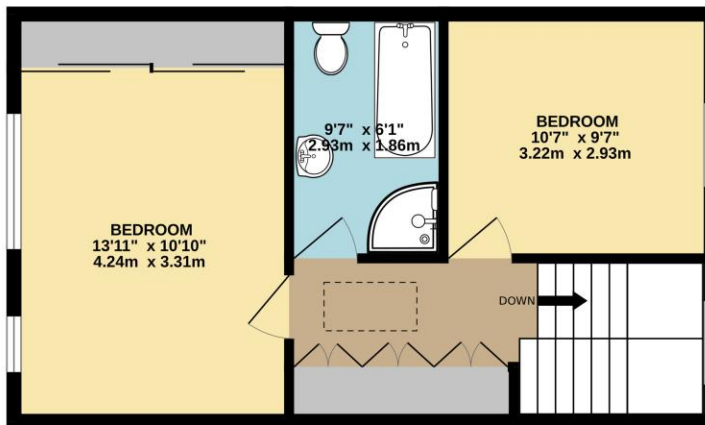


SECOND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



Property of
Blake Stanley

THIRD FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 903sq.ft. (83.9 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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