

# Haggerston Road, E8



Situated on the ground floor of a modern development is this two-bedroom apartment with a front patio garden, which Blakestanley are pleased to present to the market. The property offers 894sqft (83sqm) of living space, comprising of two double bedrooms, one with an en-suite bathroom, a shower room and an open plan kitchen/reception which provides ample space for entertaining. Each room is flooded with light from the floor to ceiling windows and doors that lead to the patio garden offering inside/outside living. The flat also benefits from a multitude of storage space. Located close to many green open spaces including London Fields with its Lido, Shoreditch Park and Haggerston Park, as well as being within walking distance to the entertainment and amenities of Broadway Market and Hoxton/Shoreditch. An array of transport links and the Regents Canal put the City and beyond within easy reach.

**£725,000**  
**Leasehold**

## KEY FEATURES

- Two double sized Bedrooms
- Two bathrooms
- Front patio Garden
- Open plan living
- Has its own Entrance
- Ample storage solutions
- Close to Haggerston Station
- Close to Regents Canal

## ENERGY PERFORMANCE CERTIFICATE

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

## ADDITIONAL INFORMATION

TENURE:	Leasehold - 118 years	(Advised by Vendor)
SERVICE CHARGE:	£2,672.64 p.a. (30% discount available)	(Advised by Vendor)
GROUND RENT:	£100 p.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.



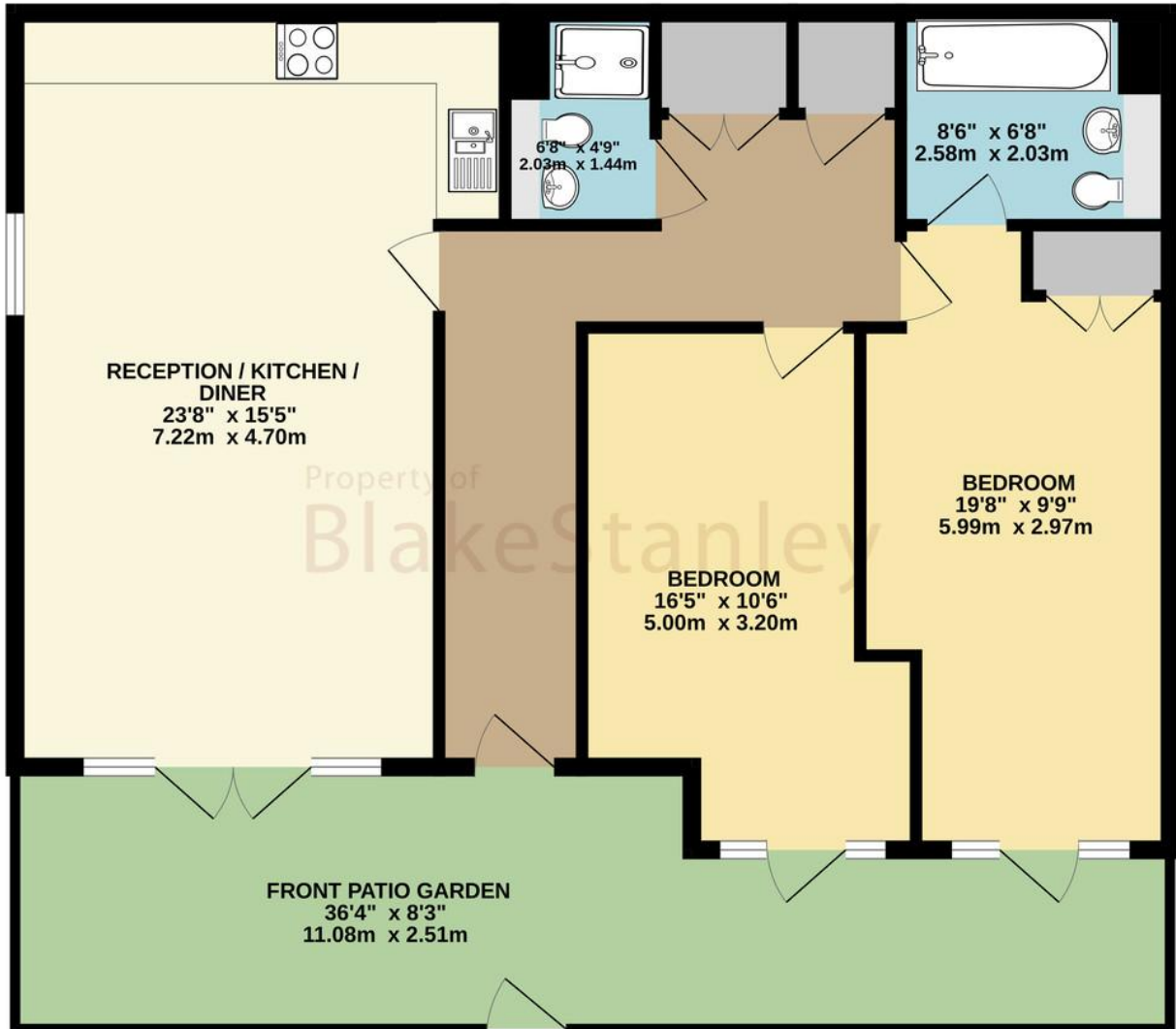








GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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