

Greenwood Road, E8



Blakestanley are delighted to present this charming one bedroom flat set within a beautiful period conversion on a sought-after tree-lined residential street close to London fields. The property comprises a good sized reception room, separate kitchen/diner, one double bedroom and a three piece bathroom suite. Large sash windows throughout bathe the property in natural light creating a bright and welcoming living space. The property is sold with a share of the freehold and is well positioned for an array of amenities, cafés, bars and restaurants, such as Wilton Way, Broadway Market and the Lido. Numerous transport links are within walking distance, all offering easy access to the City and beyond. Sold as Chain Free.

£475,000

Share of Freehold

KEY FEATURES

- Period Conversion
 - Share of Freehold
 - Top floor flat
 - Large reception room
- On a desirable street
 - Close to London Fields
 - Amenities of Wilton Way and Broadway Market
 - Chain Free

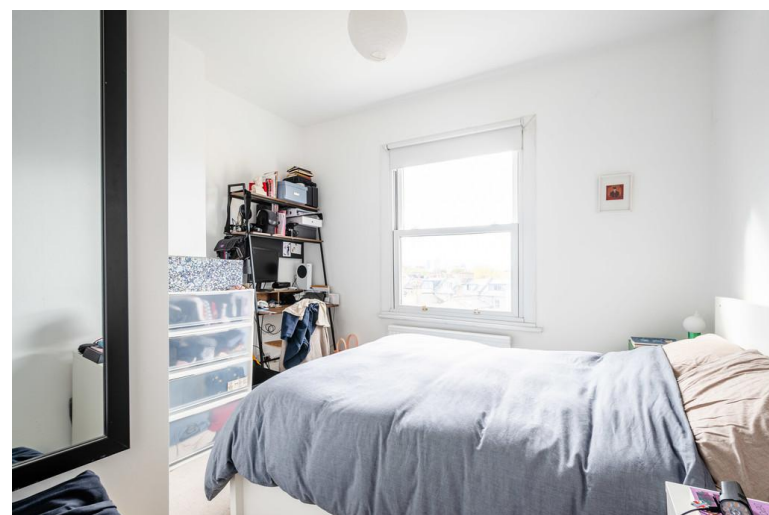
ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

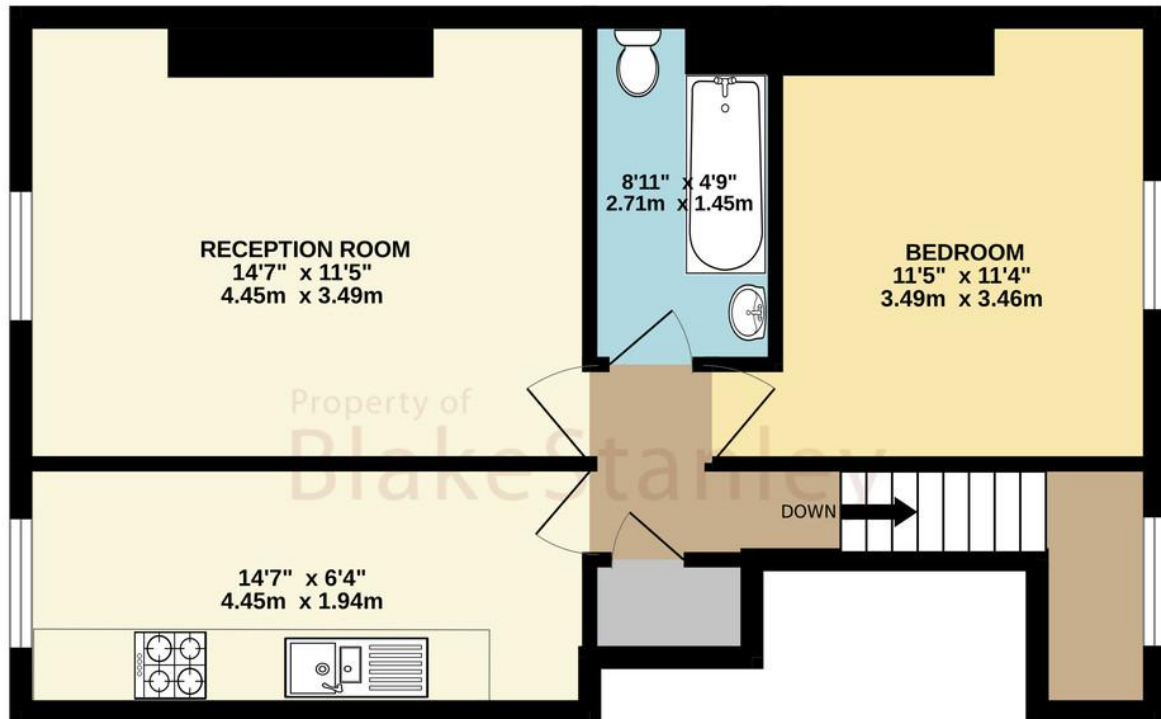
TENURE:	Share of Freehold	(Advised by Vendor)
SERVICE CHARGE:	Ad-hoc	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,668.77	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

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.

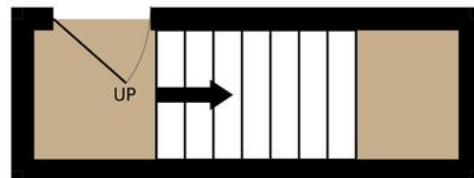


TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

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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2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
45 sq.ft. (4.2 sq.m.) approx.