

# Cresset Road, E9



Blakestanley are pleased to present this two bedroom apartment within an old ceramic factory conversion located in the heart of Hackney, next to the thriving Well Street. The property comprises a spacious open-plan reception/kitchen/diner with a private balcony, two double bedrooms with ample built in storage, and a three piece bathroom suite. Benefits include two communal secure bike storage units in the basement and a communal roof terrace on the fifth floor. Located a short walk away from the green open spaces of Well Street Common & Victoria Park, as well as the cafes, bars & restaurants of Victoria Park Village. Homerton Overground is close by, putting the rest of London within easy reach. Being sold chain free.

**£475,000**  
**Leasehold**

## **KEY FEATURES**

- Private Balcony & a communal roof terrace
- Open-plan living
- Two double sized bedrooms
- Set within a factory conversion
- Bathed in natural light
- Close to Well Street amenities
- Close to the tranquility of Victoria Park
- Close to Homerton Overground Station
- Bike storage
- Being sold chain free

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

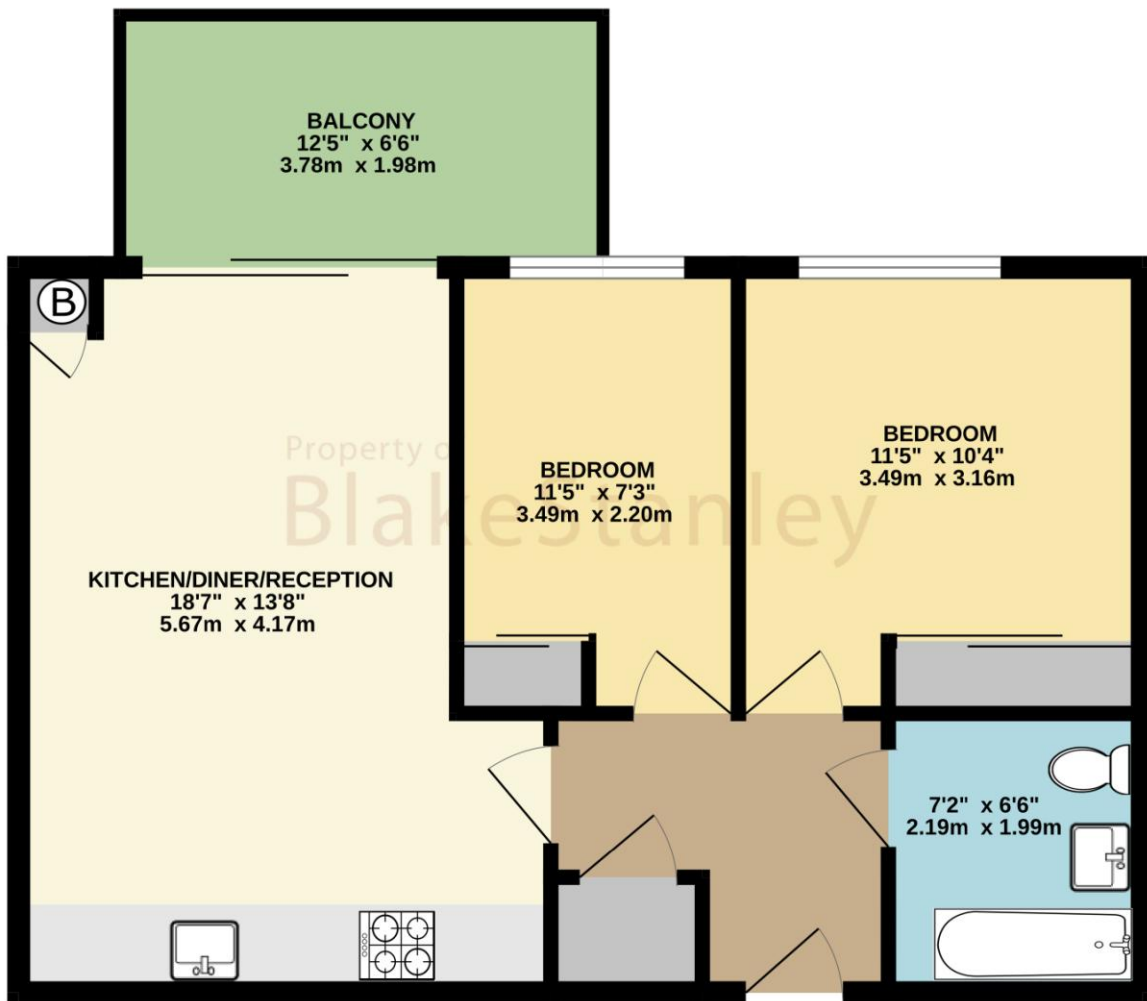
## **ADDITIONAL INFORMATION**

TENURE:	Leasehold - 139 years	(Advised by Vendor)
SERVICE CHARGE:	£2,800.00 p.a.	(Advised by Vendor)
GROUND RENT:	£375.00	(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.



SECOND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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