

Homerton Road, E9



Blakestanley have the pleasure of introducing this bright and well proportioned two bedroom flat to the market. Located in a post war, brick built building on the first floor, it offers 545sqft (50.6sqm) of living space and consists of a reception room with a large opening to the separate kitchen, two double sized bedrooms, a bathroom and a separate W.C. Being dual aspect and with its South-West facing, large, double glazed windows, the property is benefits from all day rays, feeling light and airy throughout. The flat benefits from a recent full renovation including a new boiler, radiators and re-wiring. Neighbouring the River Lee and Hackney Marshes one can easily be in touch with nature, whilst still enjoying the East London experience with local 'buzz-stops' at the nearby Hackney Wick and Chatsworth Road. Sold as chain free.

£375,000
Leasehold

KEY FEATURES

- Second floor
- Two double bedrooms
- Dual aspect with large hatch
- Recently renovated
- Sold as chain free
- By the green open space of Hackney Marshes and the Rive Lee
- Close to Chatsworth Road and Hackney Wick
- Many bus routes put the rest of London in easy reach

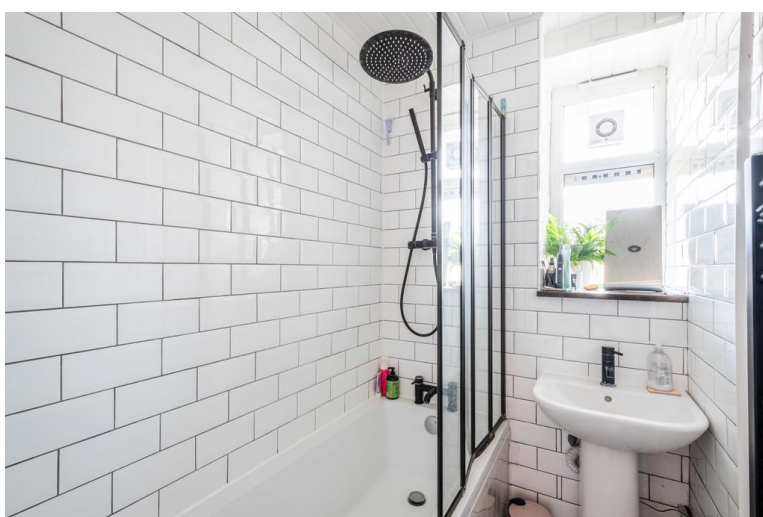
ENERGY PERFORMANCE CERTIFICATE

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

ADDITIONAL INFORMATION

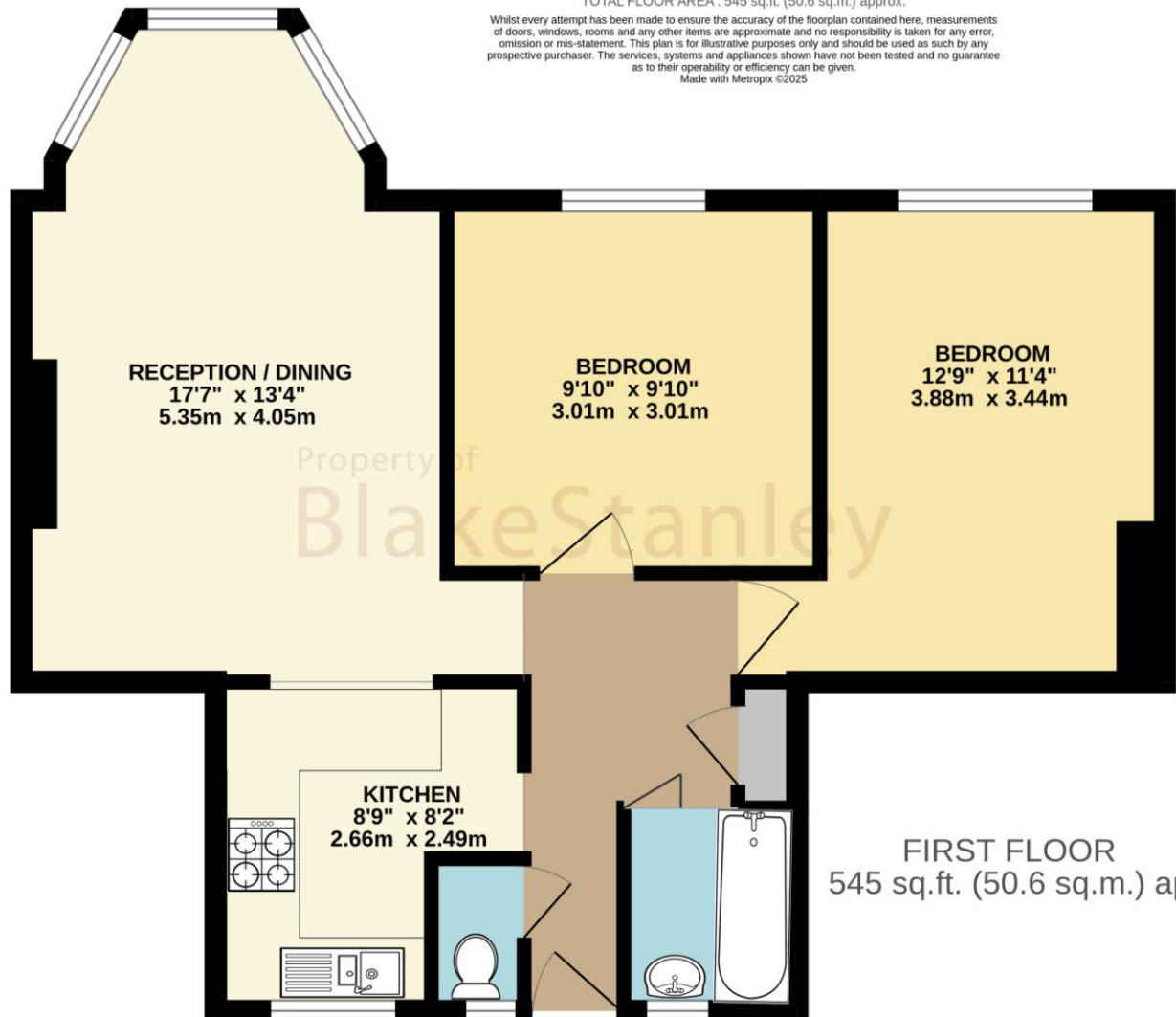
TENURE:	Leasehold – 104 years	(Advised by Vendor)
SERVICE CHARGE:	£1,593.00 p.a.	(Advised by Vendor)
GROUND RENT:	£9.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band B - £1,529.51	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

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 : 545 sq.ft. (50.6 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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FIRST FLOOR
545 sq.ft. (50.6 sq.m.) approx.