

Frampton Park Road, E9



Blakestanley are pleased to present this two bedroom apartment on the first floor of a modern development within the heart of Hackney. Boasting 814sqft (75.6sqm) of living space, the property consists of an open plan reception/kitchen/dining area with direct access to a private terrace overlooking the communal gardens, two double bedrooms with the master bedroom accommodating a large built-in wardrobe and a three piece bathroom suite. An added benefit is the communal roof terrace giving near 360-degree views of the London skyline. Located on a quiet road just off Well Street, with Broadway Market, Hackney Central and Victoria Park Village just a short walk away with all offering an abundance of local shops, cafes, bars and restaurants. An array of transport links put the City and beyond within easy reach.

£665,000
Freehold

KEY FEATURES

- Two double sized bedrooms
- Open plan living kitchen and reception
- Two bathrooms
- Private terrace and communal roof top
- High ceilings & wood flooring
- Close to green open spaces of Victoria Park and London Fields
- Local amenities found on Well Street and Mare Street
- An array of transport links to The City and beyond

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 240 years	(Advised by Vendor)
SERVICE CHARGE:	£3,400.00 p.a.	(Advised by Vendor)
GROUND RENT:	£300.00 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.



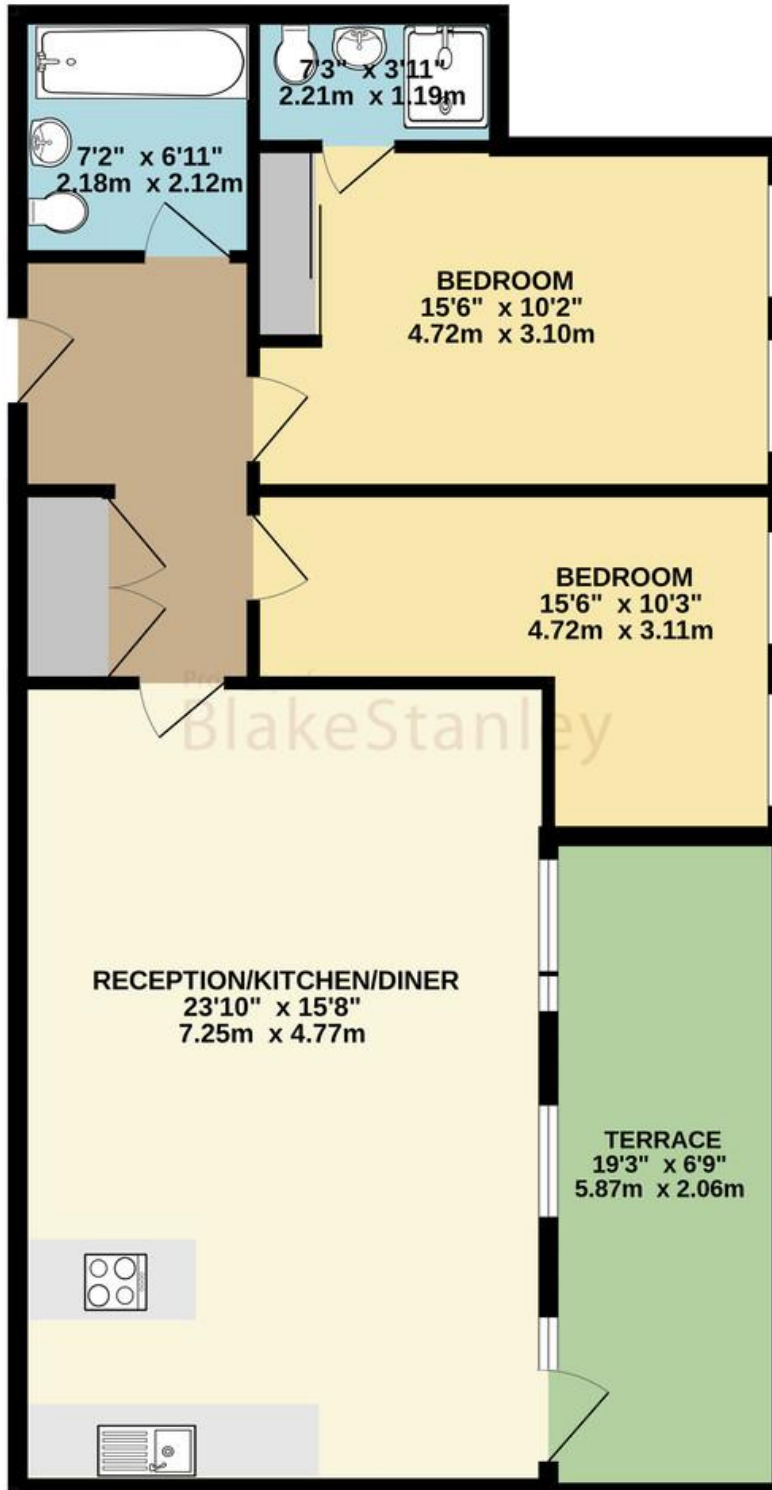








FIRST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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