

Cresset Road, E9



Blakestanley are pleased to present this two bedroom apartment within an iconic modern development offering 574sqft (53.3sqm) of living space. Located in the heart of Hackney and next to the thriving Well Street, the flat benefits from a wealth of natural light, high ceilings and a communal roof terrace. The property, located on the seventh floor, comprises a dual aspect open-plan reception/kitchen/diner with access to private balcony, two double bedrooms, a three piece bathroom suite and plenty of storage. 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. An array of transport links put the City and its surroundings within easy reach. Sold chain free.

£525,000
Leasehold

KEY FEATURES

- Two Bedrooms
- Dual Aspect
- Open Plan Living
- Sold as Chain Free
- Private Balcony with City views
- Neighbouring the green spaces of Well Street Common and Victoria Park
- Local Amenities and Dining found at Victoria Park and Well Street
- Sold as Chain Free

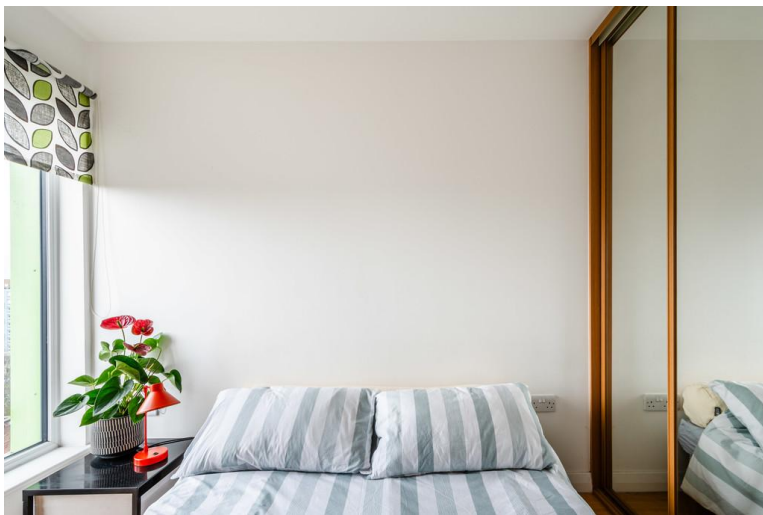
ENERGY PERFORMANCE CERTIFICATE

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 - 140 years	(Advised by Vendor)
SERVICE CHARGE:	£2,379.16 p.a.	(Advised by Vendor)
GROUND RENT:	£350.00 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.



7TH FLOOR

574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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