



VICTORIA PARK COURT, WELL STREET, LONDON, E9  
**£450,000 LEASEHOLD**

**AN EXCEPTIONAL TWO BEDROOM TOP FLOOR  
FLAT IN EXCELLENT CONDITION IN  
BETWEEN LONDON FIELDS & VICTORIA PARK**

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## DESCRIPTION:

\*\*\*CASH BUYERS ONLY\*\*\*

An exceptional first time buy or investment in a discrete well-maintained development. Situated on the second floor and with tasteful decoration throughout the property offers a large light-filled reception through two large sash-style windows, a separate modern kitchen with integrated appliances, two genuine double bedrooms, with the master bedroom benefitting from built in wardrobes and contemporary family bathroom suite. Further benefits include substantial loft storage and a vast well-kept communal garden.

The location is enviable; set in the hugely popular area between London Fields and Victoria Park. Victoria Park Village is within close proximity and needs no introduction, needless to say the many and varied boutiques, bars and restaurants can satiate any of your daily needs. London Fields and Hackney Central are your closest stations as well as many helpful bus routes to the City & Westend.

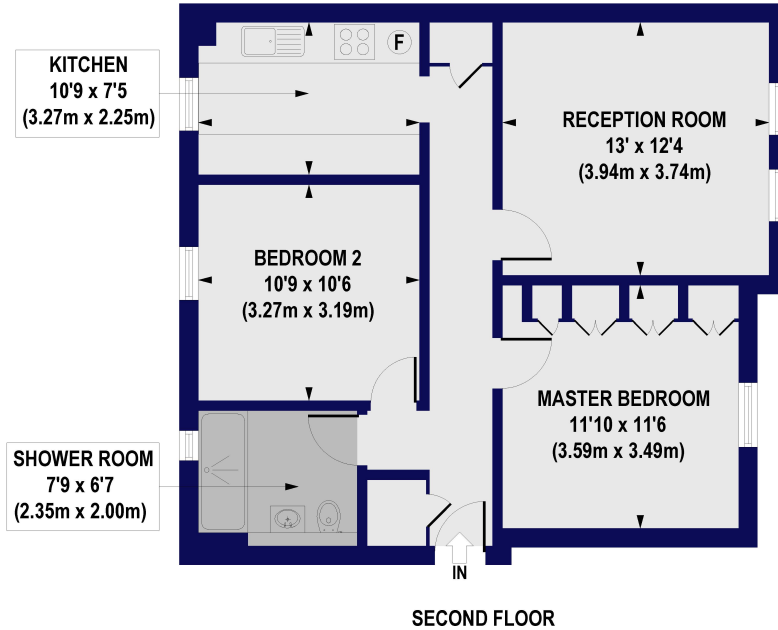
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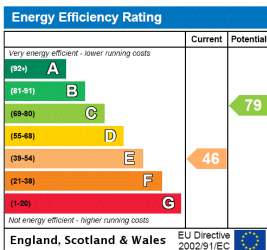
**Victoria Park Court, Well Street, E9**  
**Approx. Gross Internal Floor Area 674 sq. ft / 62.58 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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