



ROGATE HOUSE, 8 MUIR ROAD, LONDON, E5
'OFFERS IN EXCESS OF' £300,000 LEASEHOLD

FANTASTIC ONE BEDROOM APARTMENT WITH PRIVATE BALCONY IN HACKNEY

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DESCRIPTION:

This spacious one-bedroom flat is located on the second floor of a purpose-built block in central Hackney. It's positioned near Hackney Downs, close to Clapton and Stoke Newington, offering easy access to vibrant high streets, nightlife, excellent schools, and green parks.

The property features large windows that fill the space with natural light and provide distant views from a generous south-facing balcony. This flat is perfect for first-time buyers or as a buy-to-let investment and is being sold chain-free.

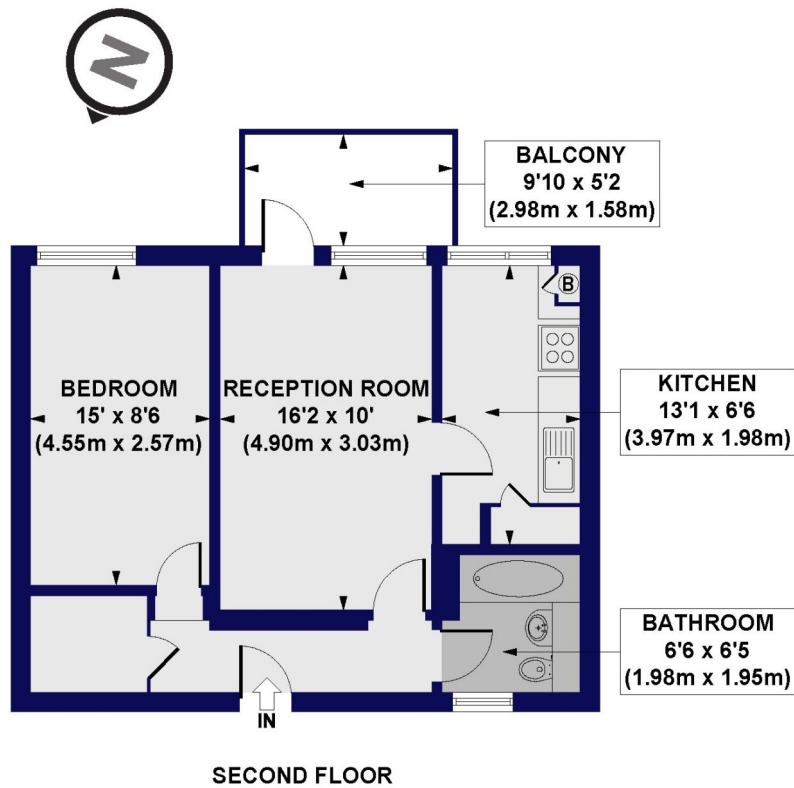
Situated just moments away from Rectory Road, and Clapton Overground Stations, the property is well connected to the City and West End, with further bus routes on Lower Clapton Road within easy reach while also being very close to the greenery of Hackney Downs

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Rogate House, Muir Road, E5
 Approx. Gross Internal Floor Area 515 sq. ft / 47.83 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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