



HACKNEY ROAD, LONDON, E2  
**£475,000 LEASEHOLD**

## CHARMING TWO BEDROOM APARTMENT IN THIS PERIOD BUILDING JUST OFF HACKNEY ROAD

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## DESCRIPTION:

Located on the increasingly desirable Hackney Road is this two-bedroom apartment which spans just under 570sqf and offers generous accommodation throughout.

On entry to the flat you are greeted with the spacious living room with laminate wood flooring and spacious storage cupboard, separate kitchen area finished in white with built in appliances including fridge/freezer, gas hob, electric cooker, extractor fan and washing machine, bathroom with bath, shower over attachment and floor to ceiling tiles, master bedroom with plentiful storage space and a further second double bedroom with en-suite W.C. The property also comes with the opportunity to obtain the current head lease of the building which consists of three flats.

The green spaces of Haggerston Park, Victoria Park and London Fields are all close by. You have a wealth of local amenities on your doorstep, and you are a short commute from Columbia Road Flower Market, Brick Lane and Spitalfields Market with an array of boutique shops and restaurants. You are also within walking distance of Old Street and Liverpool Street underground stations as well as Hoxton and Shoreditch High Street overground stations.

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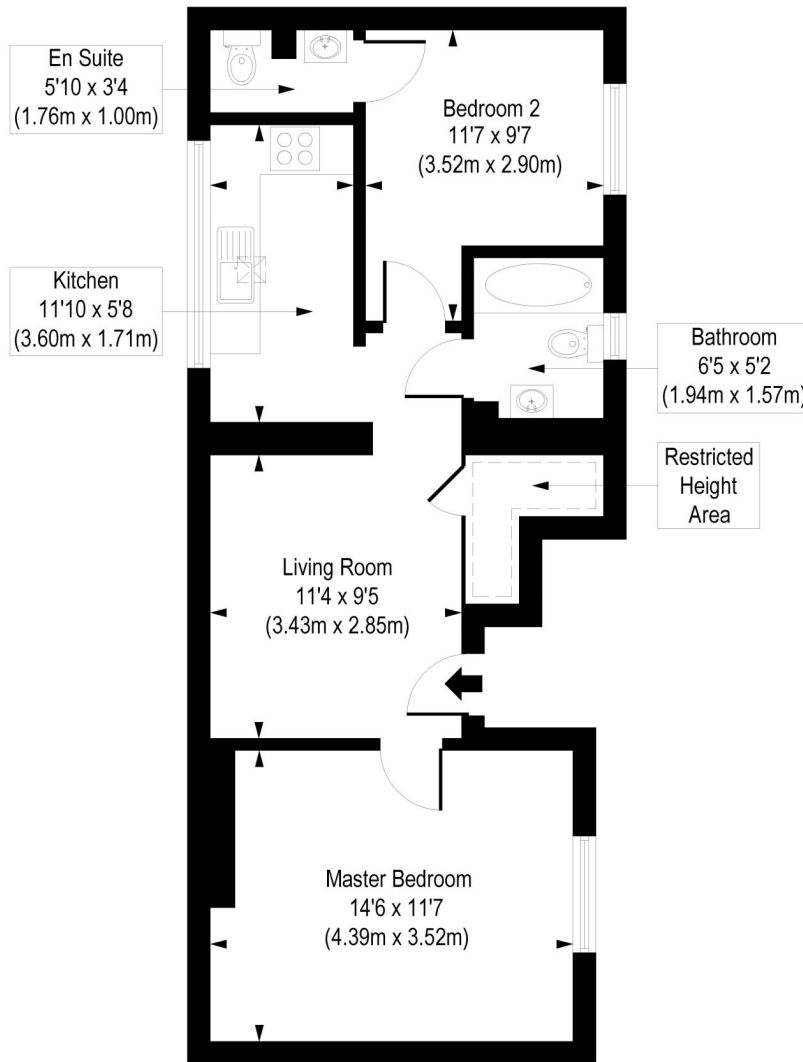
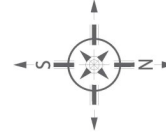




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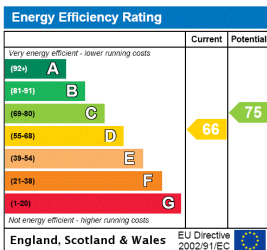
Approx. Gross Internal Floor Area 569 sq. ft / 52.86 sq. m (Including Restricted Height Area)  
 Approx. Gross Internal Floor Area 539 sq. ft / 50.08 sq. m (Excluding Restricted Height Area)



Ground Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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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