



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Linus Jackson Property Agent. REF: 711802



This is a spacious and light two bedroom apartment with fantastic views in Hackney.

The apartment is in a great location, moments from the buzz of Chatsworth with all of its independent cafe's, shops and restaurants. The open green spaces of Hackney Marshes and the picturesque River Lea are also on your door step. Homerton Overground Station is a fifteen minute walk and there are bus links to Hackney Central and the City a short walk away on Homerton Road.

This apartment is situated on the 5th floor of a popular block with lift access, a 24-hour concierge and a 24-hour residents gym.

Upon entering the apartment there is a wide and welcoming hallway with a generous storage cupboard and plumbing for a washing machine. The sitting room is spacious, wide and light with space for both a sitting area and a dining zone. There are stunning views towards central London and sunsets can be especially impressive in this west-facing aspect. There are floor-to-ceiling doors that open onto a balcony which has space for outdoor chairs and a barbeque. The kitchen has recently been refurbished by the current owners and is modern and stylishly decorated. There are two generous double bedrooms, a modern bathroom and a separate WC.

Service Charge £3878 per annum (24-hour concierge, allocated parking, 24-hour access to residents only gym, communal gardens)
Lease 104 years
Ground Rent £150 per annum





ENERGY AND EFFICIENCY RATING

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



OUT AND ABOUT

- Castle Cinema - Independent, community cinema.
- Chatsworth Road Market - Sunday market with eclectic food stalls, vintage clothes and a Farmer's Market in Rushmore School.
- The Elderfield - Friendly local pub with a relaxed atmosphere and great burgers.
- Here East - A lovely spot on the canal of cafes/bars/restaurants.
- Spar - The ultimate local shop full of interesting products.
- My Neighbours the Dumplings - wonderful family run Chinese dumpling house and Sake bar.

