

## Hacon Square, E8

**£450,000** Leasehold

### 1 Bedroom Apartment

520 sq ft (approx)

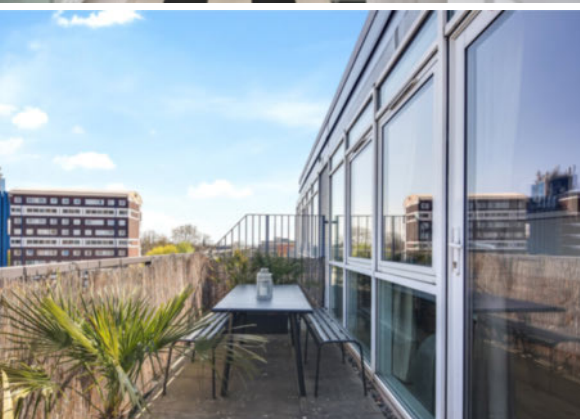
#### Key Features

- Full-Width Easterly Facing Balcony with Far-Reaching Views
- Passenger Lift and well Tended Communal Gardens
- Elegant Proportions and Bathed in Natural Light
- Close to London Fields and Hackney Central Overground Stations
- Seconds From London Fields Park
- No Forward Chain

### Property Description

This striking apartment bathed in natural light, occupies part of the fourth floor of this architecturally dynamic development. Benefiting from a full width easterly facing balcony with far-reaching views and solid wood flooring. Composed of an inviting reception hall with extensive storage, a glorious living/entertaining space with floor-to-ceiling windows, open-plan to a fitted

kitchen with integrated appliances, a delightful double bedroom, a chic bathroom and extensive storage. Video security entry phone system and a passenger lift. Moments from the refreshing green spaces of London Fields, transport links giving swift City and West End access and an excellent range of amenities on Mare Street and Broadway Market.



## Floorplan

### Hacon Square E8

Approximate Gross Internal Area  
48.3 m<sup>2</sup> / 520 sq<sup>ft</sup>



## Council Tax Band: C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

336 Mare Street, Hackney, London, E8 1HA  
020 8525 7788 [hackney@keatons.com](mailto:hackney@keatons.com)



Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.