



Leabank Square, E9

£370,000 Leasehold

2 Bedroom Flat

566 sq ft (approx)

Key Features

- Secure Gated Development
- Moments from the River Lea
- Dual Aspect Views
- Bathed in Natural Light
- Ideal First Time Purchase
- Vacant Possession

Property Description

Enviably located in this secure gated cul-de-sac, is this well-proportioned apartment. Occupying part of the 1st floor of this purpose-built development, with security entry phone system, and secure off-street parking available to rent. Composed of an inviting reception hall with a walk-in storage cupboard, a bright living/entertaining space, a fitted kitchen with some integrated appliances, two double bedrooms, and a modern bathroom. Peacefully appointed with easy access to the

Olympic Park, the magnificent open spaces of Victoria Park and a host of vibrant amenities in Hackney Wick. Transport links including Hackney Wick overground station offers swift City and West End access. Offered with no on-going chain.

Lease: 89 years approx. remaining

Service charge: £1,375 p/a

Ground Rent: £150 p/a



Floorplan

LEABANK SQUARE E9

Approximate Gross Internal Area
52.62 m² / 566.39 sq^{ft}



FIRST FLOOR

Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C		
(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	



Hackney Office

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