



Brett Road, E8

£625,000 Leasehold

2 Bedroom Flat

936 sq ft (approx)

Key Features

- Beautifully presented
- Extensive glazing
- Exceptional ceiling heights
- Sumptuous wood flooring
- Private decked patio/garden
- Fantastic location

Property Description

Occupying the ground and lower levels of this substantial end-of-terrace Victorian residence, is this striking duplex garden maisonette. This stunning contemporary home offers modern designs, exceptional attention to detail and is bathed in natural light. Offering versatile accommodation and composed of a living/entertaining space as you enter on the raised ground floor, with a double bedroom, bathroom, and study. On the lower ground floor is a modern integrated kitchen/diner, a guest W.C., a further

double bedroom with en-suite bathroom and a walk-in wardrobe. There is access on the lower ground floor to a private easterly facing patio. Seconds from Hackney Central and close to Hackney Downs Overground Stations giving swift City access, and vibrant Mare Street, Broadway Market and London Fields. Chain free.

Further Material Information available, please request from relevant branch.



Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT / 87 SQ M

Council Tax Band: E

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	78
(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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