



Cottrill Gardens, E8

£499,995 Leasehold

1 Bedroom Flat

699 sq ft (approx)

Key Features

- Off St Parking
- Stunning Presentation
- Roof Terrace
- Impressive Living/Kitchen
- Contemporary Fittings
- Close To Transport

Property Description

Beautifully appointed and forming part of this well cared for modern gated development set in landscaped grounds, is this stunning second floor apartment. Bathed in natural light and offering the ultimate in contemporary urban living with stylish presentation and striking fittings. Composed of an inviting reception hall, double bedroom with built in wardrobes, contemporary bathroom and an exceptionally large living/entertaining space opening to a fitted kitchen. Further benefitting from a large private

terrace, balcony and a designated parking space. Situated in a cul-de-sac with Dalston Junction, Hackney Central and Hackney Downs Stations close by whilst surrounded by the leafy green spaces of Hackney Downs and London Fields.

Lease 131 Years

Service Charge £1833.08 Per Annum

Ground Rent - £207.05 Per Annum

Council Tax - Band C



Floorplan

COTTRILL GARDENS E8

Approximate Gross Internal Area
64.98 m² / 699.43 sq^{ft}



SECOND 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	70	79
(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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