



Cottrill Gardens, E8

£550,000 Leasehold

3 Bedroom Flat

749 sq ft (approx)

Key Features

- Two Bathrooms
- Chain Free
- Gated Development
- Close To Amenities
- Sought After Location
- Wrap Around Garden

Property Description

Set within a secure gated development in the heart of Hackney is this three bedroom ground floor garden flat. Boasting its own private entrance and offered with no onward chain. Accommodation comprising of an open plan reception kitchen with door opening to a private patio and wrap around garden, principal bedroom with en-suite shower room, two further bedrooms and a spacious

bathroom. Situated in a cul-de-sac with Hackney Downs and Dalston Junction overground stations close by, offering swift City access. A host of vibrant amenities on Mare Street, Kingsland Road and Broadway market are also close at hand. Further Material Information available, please request from relevant branch.



Floorplan

COTTRILL GARDENS E8

Approximate Gross Internal Area
69.6 m² / 749.17 sq^{ft}



Council Tax Band: D

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C	75	75
(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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