



## Frampton Park Road, E9

**£450,000** Leasehold

### 3 Bedroom Flat

760 sq ft (approx)

#### Key Features

- Three Double Bedrooms
- Security Entry Phone
- Balcony
- Chain Free
- Close to Transport Links
- Extensive Storage

### Property Description

Occupying the fourth floor of this ex-local authority purpose-built block is this well maintained three bedroom apartment. Accommodation comprises reception/lounge with access to a private balcony, spacious kitchen, three bedrooms, bathroom, and a separate WC. The property would make an ideal first-time purchase or rental investment, being conveniently

located for all the social, shopping and transport facilities of Well Street, Mare Street and the wonderful wide-open spaces of Well Street Common and Victoria Park Recreational Areas. Offered with no onward chain.

Further Material Information available, please request from relevant branch.



## Floorplan

### FRAMPTON PARK ROAD E9

Approximate Gross Internal Area  
70.65 m<sup>2</sup> / 760.47 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>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	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.