

## Temple Works, E8

**£835,000** Leasehold

### 2 Bedroom Apartment

951 sq ft (approx)

#### Key Features

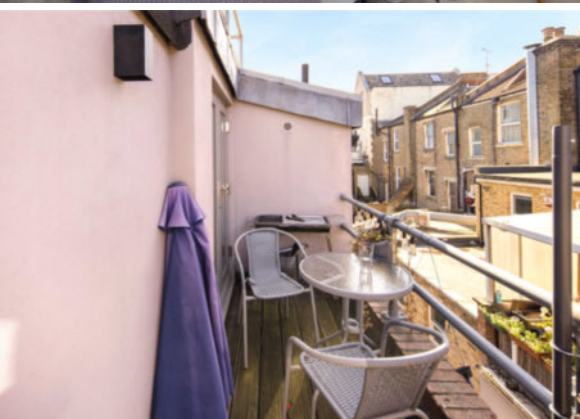
- Edwardian Warehouse Conversion
- Underfloor Heating/Wooden Floors
- Two Exceptional Sized Bedrooms
- Chic Bathroom and Shower Room
- South Facing Private Balcony
- No Forward Chain

### Property Description

Occupying part of the second floor of this iconic warehouse development, is this magnificent apartment, bathed in natural light with sleek lines and exquisite modern designs. Offering endless bespoke characterful features. Benefiting from underfloor heating, large, double-glazed windows, bespoke light fittings, and impressive ceiling heights. Composed of an inviting reception hall, a glorious southerly facing living/entertaining space leading to a bespoke integrated

fitted kitchen with access to a south facing balcony. Principal bedroom with en-suite shower room, a second double bedroom and a chic bathroom. Amazing, peaceful location, moments from vibrant Mare Street and a host of transport links including Hackney Downs and Hackney Central overground stations. Further Material Information available, please request from relevant branch.





## Floorplan

### BRETT PASSAGE E8

Approximate Gross Internal Area  
86.38 m<sup>2</sup> / 951.31 sq<sup>ft</sup>



SECOND FLOOR

## Council Tax Band: D

## Energy Rating

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82+) <b>A</b>                              |                         |           |
| (81-81) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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



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.