



## Church Crescent, E9

**£575,000** Leasehold

### 3 Bedroom Apartment

812 sq ft (approx)



#### Key Features

- Enviably appointed in the heart of Victoria Park
- Security entrance
- Bathed in natural light
- Three bedrooms some with fitted wardrobes
- Excellent choice of primary and secondary schools
- Moments from Well Street Common and Victoria Park

### Property Description

This conveniently appointed beautifully proportioned maisonette, occupies part of the second and third floors of this small purpose-built development. Benefiting from a security entrance, bathed in natural light with many bespoke characterful features. Composed of a reception hall and a guest cloakroom, a bright bespoke fitted kitchen with wooden work surfaces, a living/entertaining space leading to a private balcony. Three delightful bedrooms, two with fitted

wardrobes, and a chic family bathroom. Beautifully appointed for the magnificent open spaces of Victoria Park and Well Street Common, vibrant Lauriston Road and transport links offering swift City, Docklands and West End access.

Further Material Information available, please request from relevant branch.



## Floorplan

### CHURCH CRESCENT E9

Approximate Gross Internal Area  
75.53 m<sup>2</sup> / 812.99 sq<sup>ft</sup>



SECOND FLOOR

THIRD FLOOR

## 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>	68	72
(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

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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.