



Bernard Hegarty Lodge, E8

OIEO £425,000 Leasehold

1 Bedroom Flat

550 sq ft (approx)

Key Features

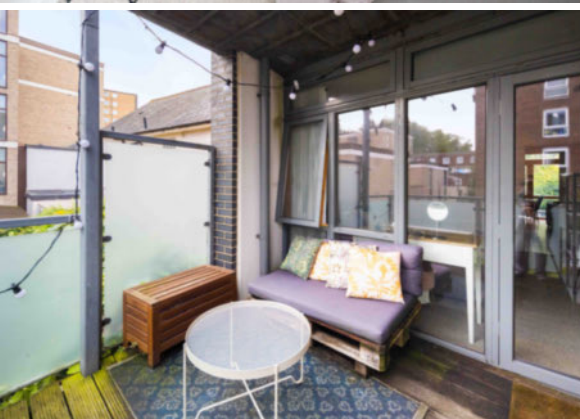
- Sought After Location
- Close To Amenities
- Private Balcony
- Open-Plan Living
- Security Entryphone
- Ideal First Time Purchase

Property Description

Set on the first floor of this well-located modern development is this superb one-bedroom apartment. Boasting well-proportioned accommodation, the property comprises of an inviting hallway, double bedroom, modern bathroom and a wonderful open plan living room to a modern kitchen. Further benefitting from a private balcony, Close to vibrant

Broadway Market and Wilton Way as well as the leafy green open spaces of London Fields, the Lido and a host transport links giving swift access into the city and the West End.

Further Material Information available, please request from relevant branch.



Floorplan

LANDSDOWNE DRIVE E8

Approximate Gross Internal Area
51.14 m² / 550.46 sq^{ft}



Council Tax Band: C

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C	78	78
(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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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.