



Silkmills Square, E9

£375,000 Leasehold

1 Bedroom Apartment

521 sq ft (approx)

Key Features

- First Floor Modern Apartment
- Striking Modern Designs
- South Facing Private Balcony
- Moments from Victoria Park and The River Lea
- Walking Distance to the Transport Links and Amenities of Hackney Wick
- Offered with Vacant Possession

Property Description

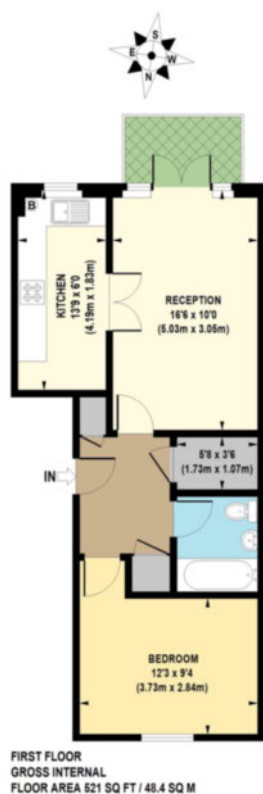
Occupying part of the first floor of this peaceful secure development, is this well-proportioned apartment, bathed in natural light with varnished wooden floors. Composed of an inviting reception hall with ample built-in storage, a living/entertaining space with double doors opening to a south facing private balcony and a semi open-plan modern fitted kitchen with integrated appliances and wooden work surfaces. A spacious double bedroom and a stylish bathroom.

Enviably appointed close to the Olympic Park, the River Lea, the leafy green open spaces of Victoria Park and the shops, bars and restaurants of ever-changing vibrant Hackney Wick. Transport links are nearby, including Hackney Wick overground station offering swift connections to the City and West End.

Further Material Information available, please request from relevant branch.



Floorplan



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	74	79
(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

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.