



## Brenthouse Road, E9

**£450,000** Leasehold

### 2 Bedroom Maisonette

840 sq ft (approx)

#### Key Features

- Bathed in natural light
- Extended living/entertaining space
- Extensive built-in storage
- Outstanding primary and secondary schools
- Security entrance and communal gardens
- Benefiting from a long lease, 180 years remaining

### Property Description

Peacefully appointed in the heart of Central Hackney, this delightful split-level flat provides spacious and versatile accommodation over the fourth and fifth floors. Bathed in natural light, with striking modern designs and extensive bespoke storage. Composed of an entrance hall, two delightful double bedrooms with built-in wardrobes, and a modern bathroom. Stairs lead to a landing with a charming home office with extensive storage and access to the fire-

escape. A guest W.C., a delightful living/entertaining space with access to an extended, fitted integrated kitchen/diner. Situated between London Fields and Victoria Park, offering a host of vibrant amenities including London Fields Lido, as well as the leafy green spaces of Parks, and a host of transport links including Hackney Central and Hackney Downs overground stations, offering swift city and West End access.





## Floorplan

### BRENTHOUSE ROAD E9

Approximate Gross Internal Area  
78.10 m<sup>2</sup> / 840.66 sq<sup>ft</sup>



## Council Tax Band: B

## 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>	79	82
(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

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