



Marcon Place, E8

£360,000 Leasehold

1 Bedroom Flat

426 sq ft (approx)

Key Features

- Striking Modern Fittings
- Sought After Location
- Moments From Hackney Downs Overground Station
- Immaculate Presentation
- Communal Gardens
- Bike Storage

Property Description

Conveniently appointed in this no through road, forming part of this award winning modern Pocket Living development, is this elegantly proportioned, ground floor apartment. Benefiting from a private patio, delightful communal gardens and a secure bike storage room. Composed of a reception hall, a fitted kitchen, open-plan to a delightful living/entertaining space and access to a private patio, A bright double bedroom with fitted wardrobes and a chic bathroom. Moments from

Hackney Downs Station and close to amenities on Mare Street, Kingsland Road. This property is exclusively available to buyers who live or work in the London Borough of Hackney, do not currently own any property, and have a household income below £90,000 per annum, making it an ideal opportunity for those looking to make Hackney their home. 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		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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.