

Mabley Street, E9

£415,000 Leasehold

1 Bedroom Flat

496 sq ft (approx)

Key Features

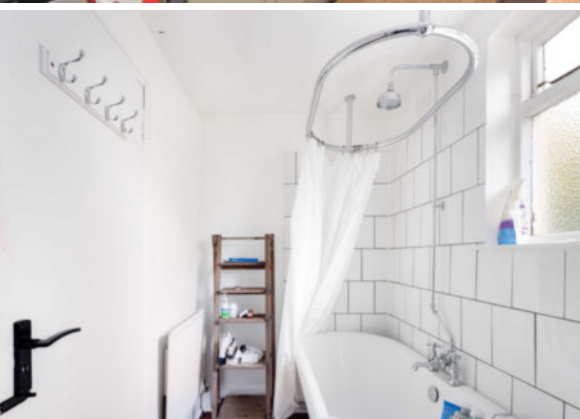
- Bright characterful conversion
- Sumptuous wood flooring
- Feature Victorian fireplaces
- Moments from Victoria Park
- An ideal first time purchase
- No forward chain

Property Description

Occupying the raised ground floor of this pretty three-storey Victorian residence, is this charming period conversion. Bathed in natural light with stylish interiors and grand characterful features, including wooden floors, fireplaces, high ceilings and large sash windows. Composed of an inviting reception hall with built-in storage, a reception room, a fantastic kitchen/diner, a double bedroom, and a stylish bathroom with a roll-top bath. Located a short distance from

Homerton Station offering swift access into the City and West End. Chatsworth Road, Homerton High Street and Hackney Wick are all close by as well as the magnificent green spaces of Victoria Park and Mabley Green. Offered with vacant possession.

Further Material Information available, please request from relevant branch.



Floorplan

MABLEY STREET E9

Approximate Gross Internal Area
46.1m² / 496.22 sq



Council Tax Band: B

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C	72	80
(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.