

 — Guide £425,000 - £450,000

 — Upper Floor Apartment

 — 2 Bedrooms

 — 1 Bathroom

 — Circa 624 sqft

## Sloane House, Hackney, E9

A nicely presented two double bedroom flat located on the third floor of a purpose built block, conveniently located on the edge of Mare Street, close to London Fields, the Lido and the ever popular and vibrant Broadway Market.



# Easthaus



A refurbished, bright and well-proportioned 2 double bedroom apartment occupying an enviable south facing position with views over leafy St Thomas's Place. Spanning circa 624 sqft on the third floor of a Red Brick purpose built block, situated just behind Mare Street, benefiting from secure fob entry.

Comprising 2 double bedrooms, family bathroom, kitchen and a separate living room with a sunny south facing balcony. The flat has a light and spacious living area with access to the balcony, a semi open plan kitchen area, two generous double bedrooms and a bathroom with a full bath and shower over. The flat is offered chain free.

## Area

The property is situated in an extremely central location ideal for all the shops, restaurants, bars and amenities London Fields and Hackney have to offer. The apartment is a short walk from popular Well Street - an historic market street with a number of great bars, cafes and bottle shops, including Well Street Pizza, The Gun, Mother Kelly's Bottle Shop and Well Street Kitchen. Broadway Market, Mare Street Market and Victoria Park Village, as well the green spaces of London Fields, Well Street Common and Victoria Park are also all within walking distance.

Both Homerton Overground Station (circa 0.5 miles) and Hackney Central Overground Station (approx. 0.3 miles) are within easy reach approximately, and London Fields Overground Station is also within walking distance, circa 0.2 miles from the apartment. There are also a number of well-connected bus routes that run from nearby Mare Street and Well Street.

## Details

Tenure: Leasehold 90 years remaining  
Service Charge: circa £2341.58 pa  
Ground Rent: £9 pa  
Council Tax: Hackney Band B  
EPC: Band C

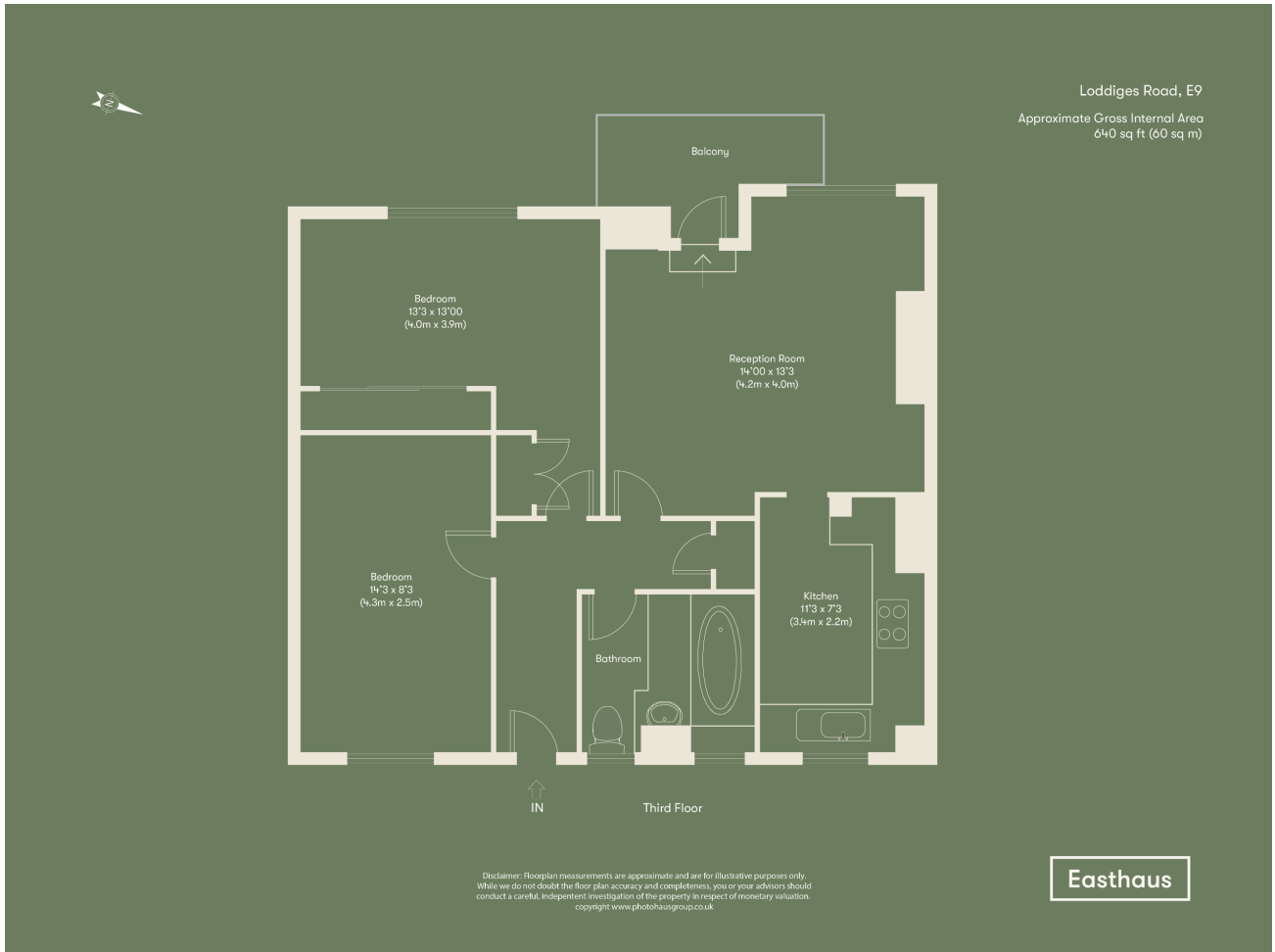




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