





POWERSCROFT ROAD, LONDON, E5

£475,000 LEASEHOLD

A FANTASTIC TWO BEDROOM FIRST FLOOR FLAT WITHIN A POPULAR PURPOSE-BUILT BLOCK.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

A well-proportioned first floor two bedroom flat located within a popular purpose-built block, on Powerscroft Road, E5. Boasting two double bedrooms, each offering ample storage and plenty of natural light from large windows throughout. A spacious kitchen and a separate sizeable reception that opens out to a south facing balcony overlooking the gardens below. The property is completed by a bathroom with an adjacent WC. The property benefits from considerable storage cupboards located throughout the property and it's own share of garden, plus use of separate storage shed on the ground floor.

Powerscroft Road enjoys immediate access to a vibrant selection of independent cafés, boutique shops, and the popular Sunday Market at Chatsworth Road alongside the nearby green spaces of Hackney Marshes, Hackney Downs, and several waterside and canal walks. Excellent transport connections are found via Hackney Downs and Hackney Central overground, ensuring convenient access into the City, the West End and beyond.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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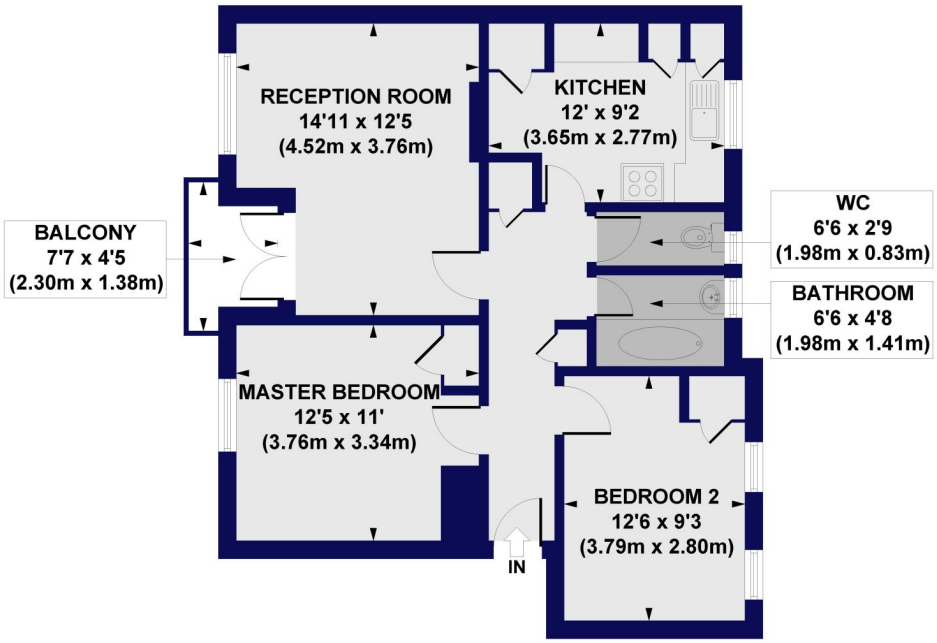




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Approx. Gross Internal Floor Area 677 sq. ft / 62.89 sq. m

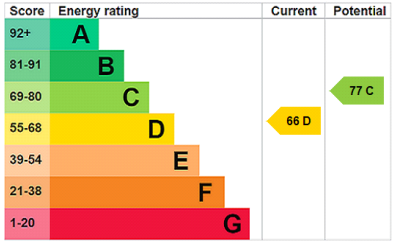


FIRST FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



https://www.winkworth.co.uk/sale/property/HAC260209

Tenure: Leasehold

Term: 87 year and 11 months (Subject to change)

Service Charge: £2111.94 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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