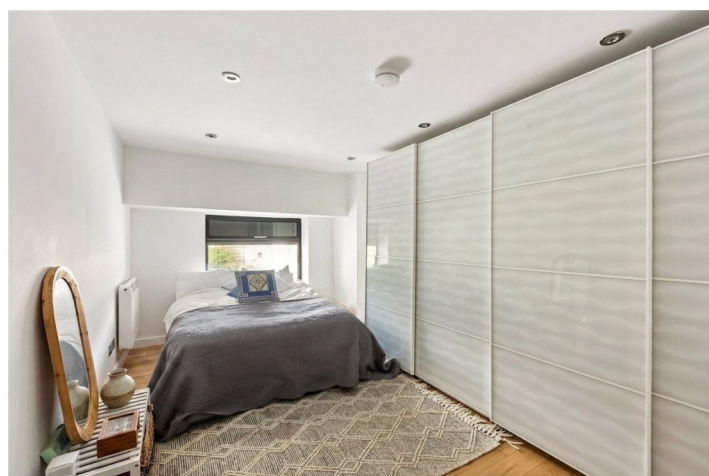




MORNING LANE, LONDON, E9
£585,000 LEASEHOLD

A SPACIOUS TWO BEDROOM, TWO BATHROOM APARTMENT JUST A SHORT WALK TO HOMERTON STATION

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

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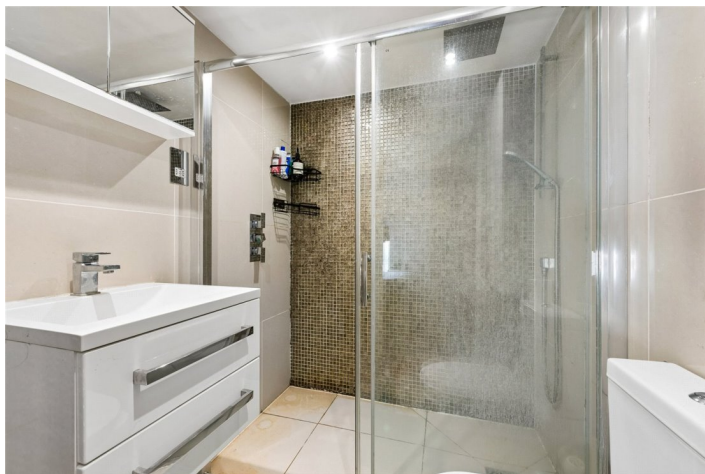
DESCRIPTION:

A beautiful two-bedroom apartment in the heart of Hackney offered to the market chain free. The accommodation comprises of a spacious and inviting open-plan kitchen diner and reception room, with large multiple windows surrounding the corner aspect, allowing for plenty of natural light. Down the hall there are two generous double bedrooms, the principal bedroom offers an en-suite bathroom, both bedrooms include internal built-in wardrobes, plus an additional full bathroom suite. The property further benefits from a separate utility room off of the main hallway.

The property is nestled in the heart of E9, a vibrant and thriving neighbourhood that offers an abundance of local amenities and excellent transport links. Just a short stroll away, you'll find an array of trendy cafes, popular restaurants, and boutique shops including several fashion outlets such as Burberry and Aquascutum. For those seeking outdoor recreation, nearby green spaces such as London Fields and Victoria Park provide a picturesque setting for walks, picnics, and leisure activities. Hackney Central and Hackney Downs are located nearby providing access to the London Overground, connecting you to various destinations across the city as well as numerous local bus routes in the area.

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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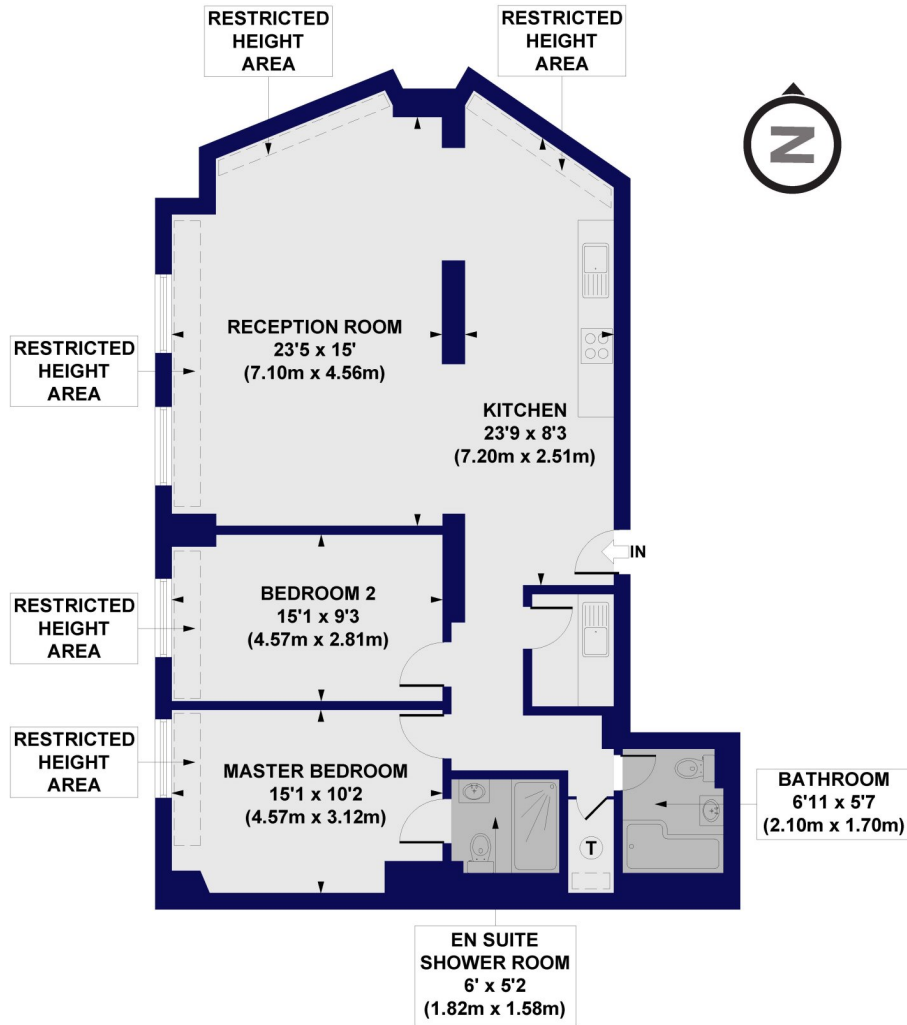


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Morning Lane, E9

Approx. Gross Internal Floor Area 1078 sq. ft / 100.14 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 995 sq. ft / 92.48 sq. m (Excluding Restricted Height Area)



SECOND 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260316>

Tenure: Leasehold

Term: 988 year and 11 months (Subject to change)

Service Charge: £2800 per annum (approx.)

Ground Rent: £ 250 Annually (Subject to review)

Council Tax Band: D

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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