

Sylvester Road, E8

2 1 2

£1,000,000 *Share of Freehold*

A sensational, two double bedroom ground floor lateral apartment, of a former Victorian textile factory on Sylvester Road, E8, offered to the market chain free. Upon entering through your own front door, you are greeted with a high quality interior, featuring solid herringbone wood flooring, high ceilings, sash windows and wall panelling, all in keeping with the properties period character. The accommodation comprises of an entrance hallway, with bespoke built-in cupboards and a convenient WC. Off of the main hallway, double doors open into an absolutely stunning reception area, featuring a large dining table and a perfect space for entertaining. Large sash windows allow for plenty of light and the room looks out onto pretty gardens. Both bedrooms are generous doubles, the principal bedroom features ceiling height fitted wardrobes and is next to a recently modernised contemporary bathroom suite. The property further benefits from a share of the freehold, gated parking, attractive communal gardens and an unofficial patio area by the front entrance, where it's possible for a purchaser to add their own style with plant pots and garden furniture, if desired.





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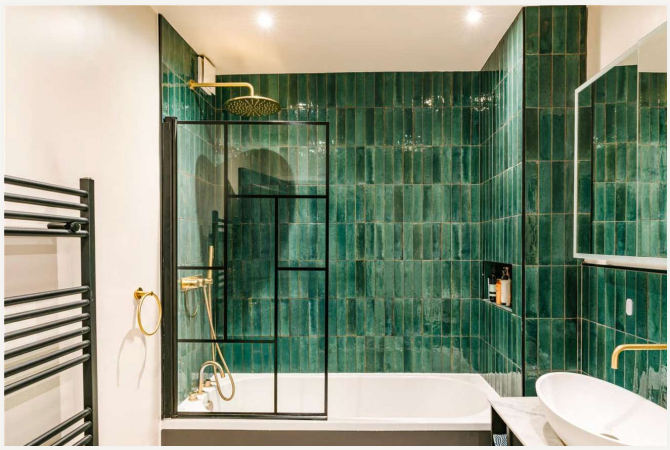


Sylvester Road is exceptionally well located for an array of local amenities as well as excellent transport links. Wilton Way is close by as is Broadway Market, both with a selection of cafes, restaurants and independent shops. Broadway Market offers a bustling weekend market, selling international street food, fresh produce and artisan crafts. Around the corner, Hackney Empire offers a variety of regular entertainment. The Green spaces of London Fields and Victoria Park are both within walking distance, Hackney Central and Hackney Downs provide the closest overground links to connect throughout London and beyond, as well as access to many regular local bus routes.

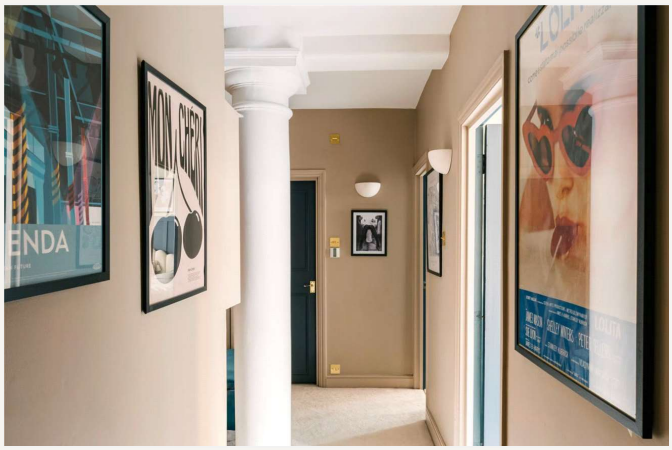
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

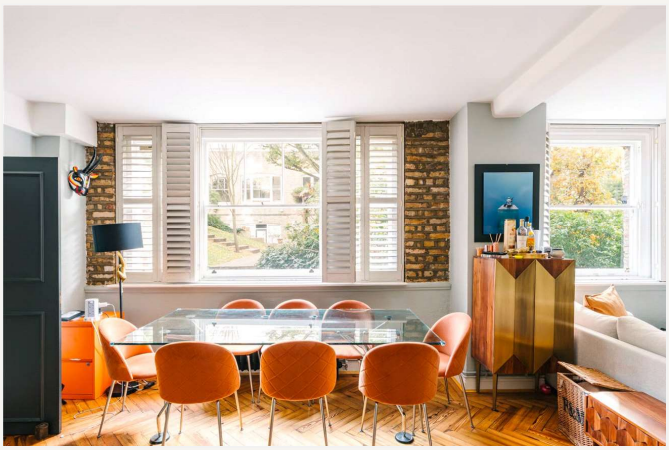


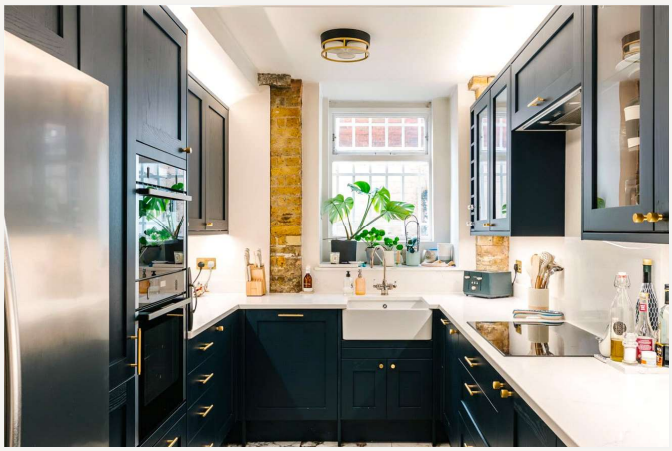










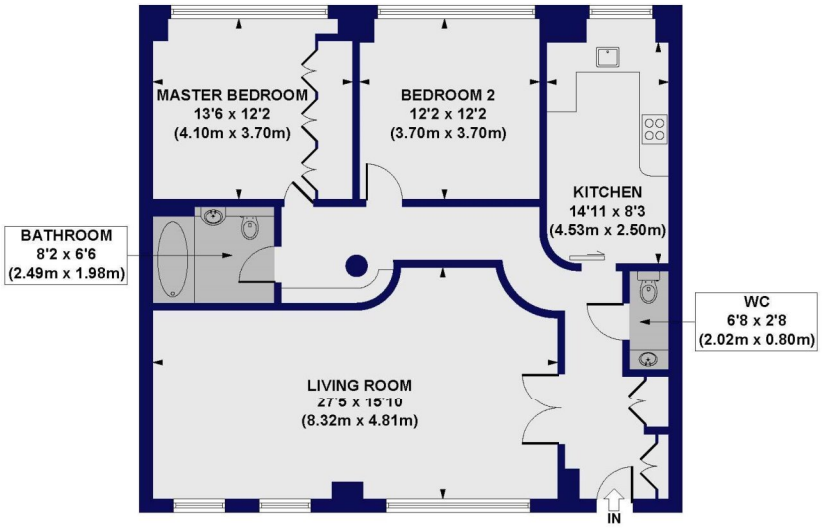


MATERIAL INFO

Tenure: Share of Freehold
Term: 991 year and 3 months
Service Charge: £3500 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: C

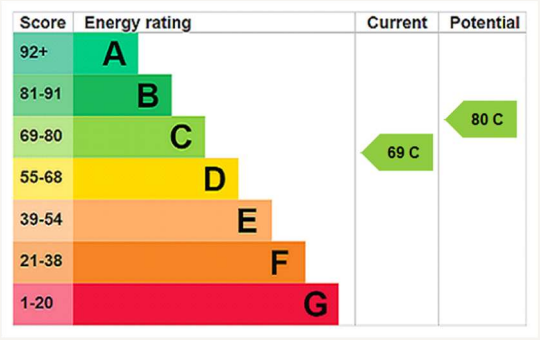
Colonnades Apartments, Sylvester Road, E8

Approx. Gross Internal Floor Area 1131 sq. ft / 105.05 sq. m



GROUND 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.



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/HAC260110

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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