





BUTFIELD HOUSE, STEVENS AVENUE, LONDON, E9
£450,000 LEASEHOLD

FANTASTIC THREE BEDROOM GARDEN APARTMENT IN STEVENS AVENUE, E9.

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DESCRIPTION:

A spacious three bedroom apartment in a popular purpose-built development. Offered to the market chain free the property is set laterally over the ground floor and situated in a quiet location on Stevens Avenue, E9. There is an abundance of natural light through every room.

The property consists of a large living room with direct access to a large garden, a modern kitchen, and a generous-sized bathroom. The flat benefits from three double bedrooms, all offering ample space and storage, making it the ideal first-time buy or a great rental investment.

The flat is very close to Hackney Central, with its fantastic choice of restaurants, cafes and independent shops. Well Street Common, Victoria Park and London Fields are within walking distance and offer splendid and tranquil green spaces. Excellent transport links are found at Hackney Central and Homerton Overground stations as well as a selection of multiple bus routes.

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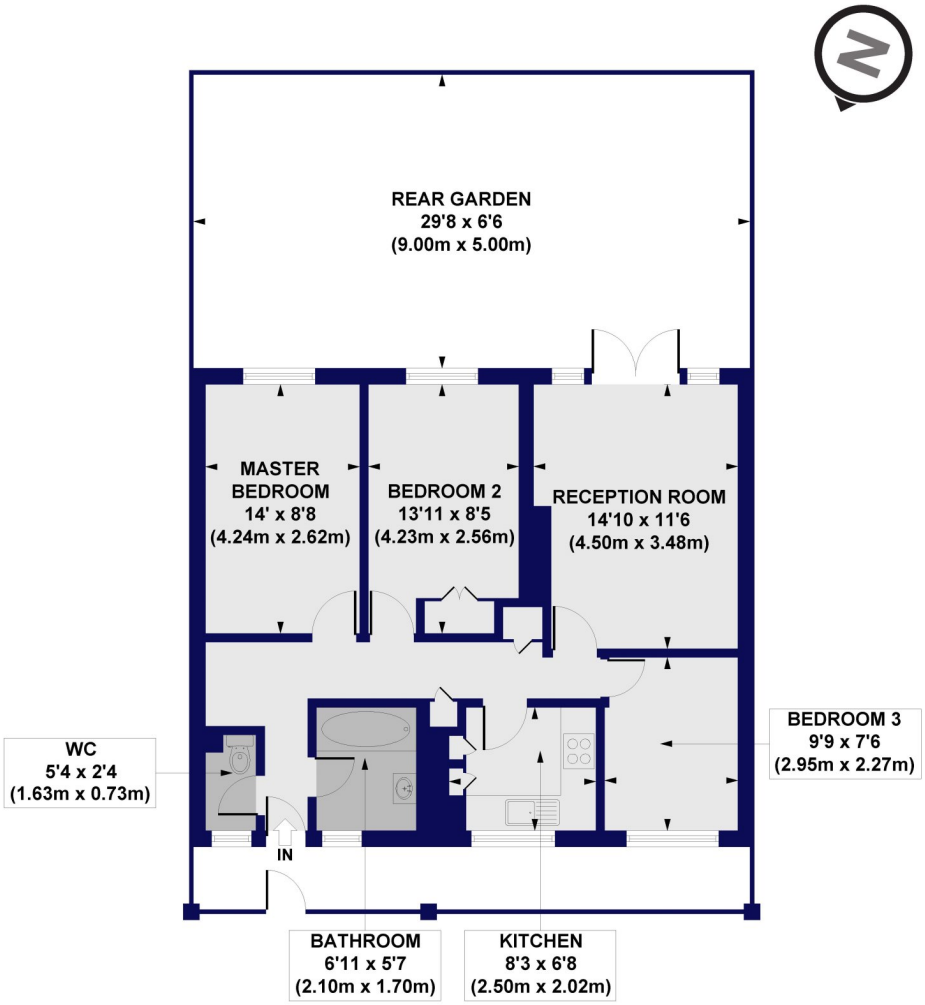




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Approx. Gross Internal Floor Area 742 sq. ft / 68.93 sq. m

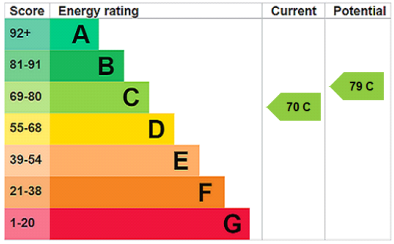


GROUND FLOOR

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.

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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.



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Tenure: Leasehold

Term: 86 year and 0 months (Subject to change)

Service Charge: £2061 per annum (approx.)

Ground Rent: £ 10 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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