

FLAT 5, FURROW LANE, LONDON, E9
£525,000 LEASEHOLD

**A BRIGHT TWO BEDROOM APARTMENT WITH
A LARGE COMMUNAL ROOF TERRACE, JUST A
SHORT WALK AWAY FROM HACKNEY**

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DESCRIPTION:

This delightful two double bedroom flat is situated on the second floor of a well-maintained warehouse conversion on Furrow Lane. Boasting approximately 765 sq ft of space, this residence offers a comfortable and contemporary living space. As you step inside, you'll be greeted by a spacious hallway adorned with three storage cupboards. To the right, you'll find a modern three-piece family bathroom, complemented by elegant fixtures and fittings. Adjacent to the bathroom is the master bedroom, featuring built-in wardrobes, the second bedroom is also a double room which is equally as spacious and adaptable. The hallway seamlessly leads to a modern and well-equipped kitchen. Adjacent to the kitchen, you'll discover the charming reception room. Large windows throughout the flat infuse the living spaces with an abundance of natural light, creating a warm and inviting atmosphere.

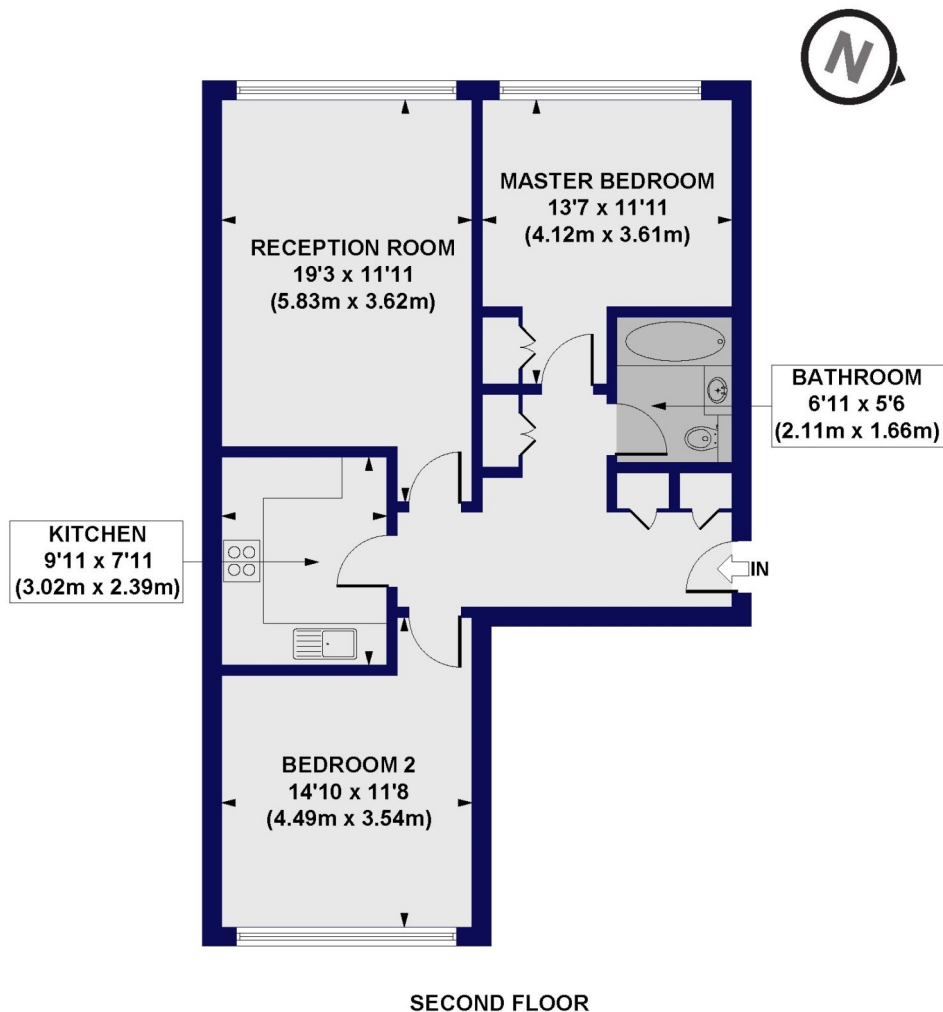
This exceptional property is nestled in a vibrant and sought-after location. Furrow Lane offers a wealth of amenities including trendy cafes, restaurants, and local shops, providing an array of dining and shopping options to explore. For nature enthusiasts, nearby parks and green spaces present an ideal escape for leisurely strolls and outdoor activities. The property also benefits from excellent transport connectivity, the well-connected transport links, including bus stops and train stations within walking distance, enable smooth travel experiences for both work and leisure. Additionally, major roadways nearby facilitate convenient access to neighbouring areas.

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Furrow Lane, E9
Approx. Gross Internal Floor Area 765 sq. ft / 71.10 sq. m



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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