



SUTTON PLACE, LONDON, E9
OIEO £450,000

GROUND FLOOR ONE BEDROOM APARTMENT IN PERIOD CONVERSION

500 SQFT ONE BEDROOM | PERIOD CONVERSION | SPACIOUS LIVING ROOM | ORIGINAL FEATURES
WOODEN FLOORING | CLOSE TO HACKNEY CENTRAL STATION

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

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DESCRIPTION:

Offering this spacious ground floor one-bedroom property full of character, situated in a period conversion in the heart of Hackney.

The apartment offers, a spacious living space with original features, double bedroom, kitchen and a family bathroom suite. Further benefits include sash windows and wooden flooring throughout.

Located within close proximity of local amenities, parks and transport links, a short walk to Hackney Downs & Central Station

Early viewings highly recommended!

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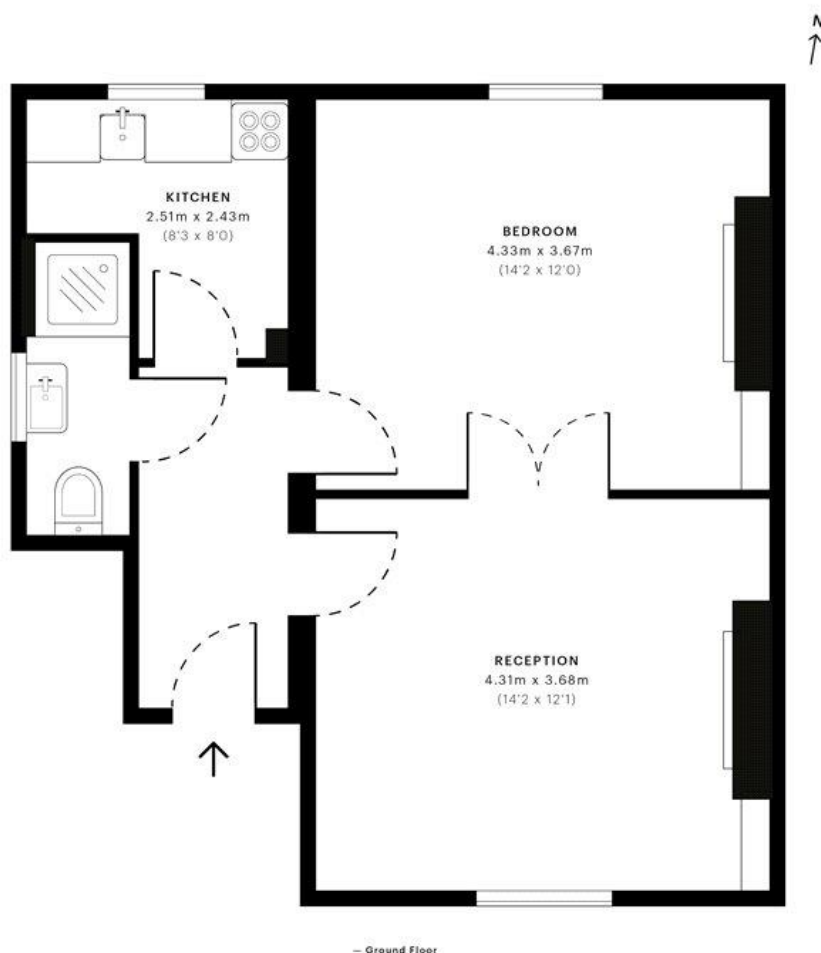
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Sutton Place, E9

CAPTURE DATE
13/03/2020

LASER SCAN POINTS
16,979,934

GROSS INTERNAL AREA
46.5 Sqm / 500.4 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
46.5 Sqm / 500.4 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes walk-in wardrobes, restricted head.
42.1 Sqm / 453.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Uninhabitable area under 1.5m
0.0 Sqm / 0.0 Sqft

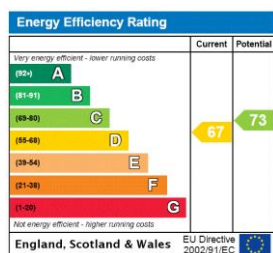


Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
46.9 Sqm / 504.4 Sqft
IPMS 3C RESIDENTIAL
42.5 Sqm / 457.3 Sqft

SPEC ID
Se6a73326e3e310c65d72382

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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See things differently

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