

**YORK COURT, TRYON CRESCENT, LONDON, E9  
OFFERS IN EXCESS OF £650,000 LEASEHOLD**

## **FANTASTIC TWO-BEDROOM APARTMENT BETWEEN LONDON FIELDS & VICTORIA PARK**

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## DESCRIPTION:

Tucked away on a quiet residential street in the heart of E9 and offered to the market chain free, this beautifully presented two double bedroom apartment on Tryon Crescent offers modern living in one of Hackney's most sought-after locations.

Set on the first floor, the property features a thoughtfully designed layout with two double bedrooms, a bright and contemporary open-plan kitchen diner that is fully equipped with integrated appliances and flows seamlessly into a spacious reception area with full-width doors that open directly onto a private terrace, offering peaceful views over the landscaped communal gardens below. Off the main hallway features a utility cupboard, several well-placed internal storage units and a full bathroom suite that completes the layout.

Located between the green expanses of London Fields and Victoria Park, this home is perfectly positioned for both nature and the city, offering an abundance of independent cafés, restaurants, and boutique shops in the surrounding area. With superb transport connections via London Fields and Cambridge Heath Overground stations, as well as Bethnal Green's Central Line and multiple well-connected bus routes, connecting you throughout the city and beyond.

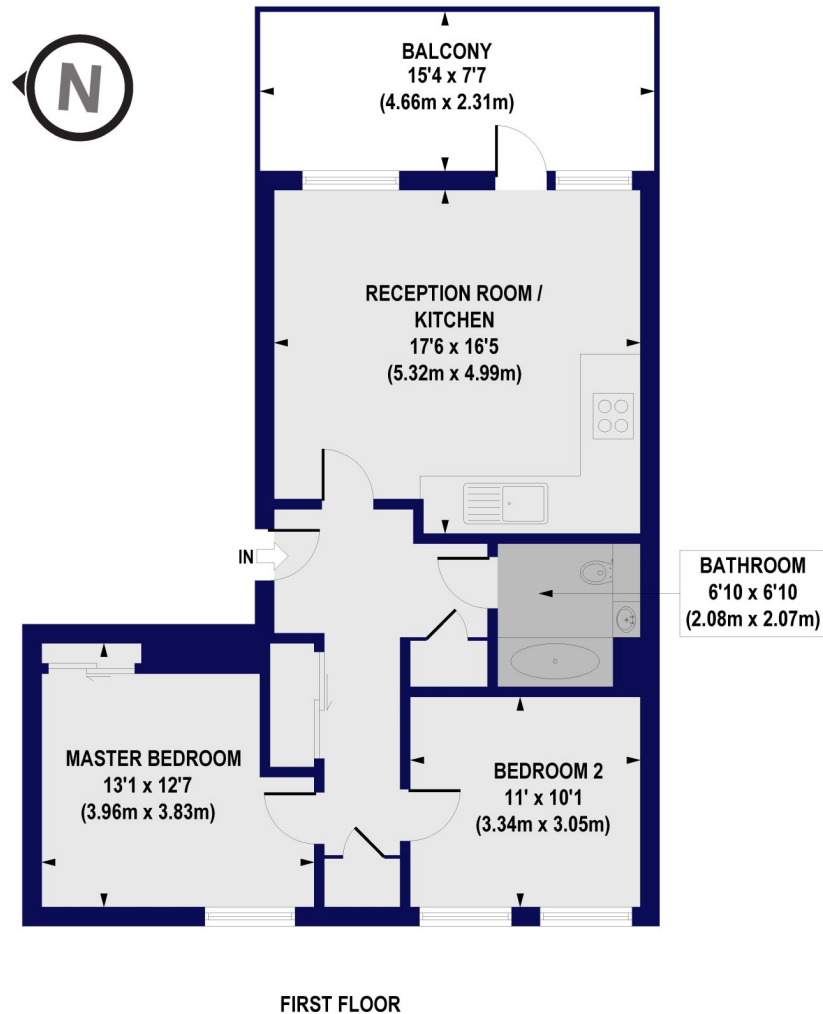
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**York Court, Tryon Crescent, E9**  
**Approx. Gross Internal Floor Area 736 sq. ft / 68.38 sq. m**



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) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/HAC250223>

**Tenure:** Leasehold

**Term:** 118 years

**Service Charge:** £1961.38 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** F

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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