



**SKY APARTMENTS, HOMERTON ROAD, LONDON, E9
OFFERS IN EXCESS OF £325,000 LEASEHOLD**

A SPACIOUS STUDIO FLAT WITH A PRIVATE BALCONY BY HACKNEY MARSHES AND THE RIVER LEE

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DESCRIPTION:

This stylish studio flat, nestled on the fifth floor, boasts a smart and open layout spanning approximately 424 sq ft. The apartment has wooden floors that seamlessly flow through the entire space. The heart of this studio is a modern fitted kitchen, complete with integrated appliances. The design extends to a charming balcony off the bedroom area. The bedroom also features a well-proportioned three-piece shower room, ensuring comfort and privacy. This building also has added benefits of onsite amenities such as concierge and gym facilities.

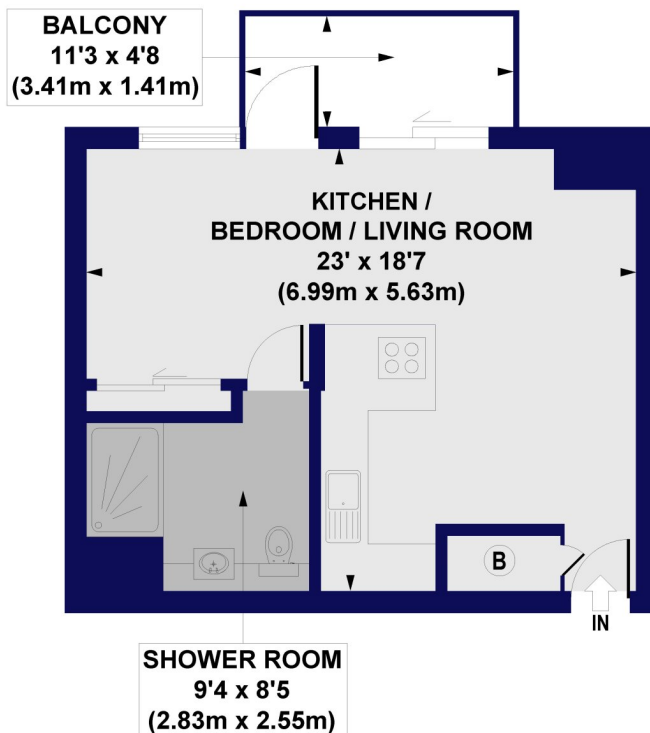
Situated in the vibrant E9 postcode, Sky Apartments provides a gateway to an array of local attractions and amenities. Enjoy leisurely strolls along the picturesque River Lee canal, just a stone's throw away. For those who value connectivity, you'll find excellent transport links nearby. With easy access to public transportation, including buses and trains, commuting becomes a breeze.

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Sky Apartments, Homerton Road, E9
Approx. Gross Internal Floor Area 424 sq. ft / 39.35 sq. m



FIFTH 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	82	82
(69-80)	C		
(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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