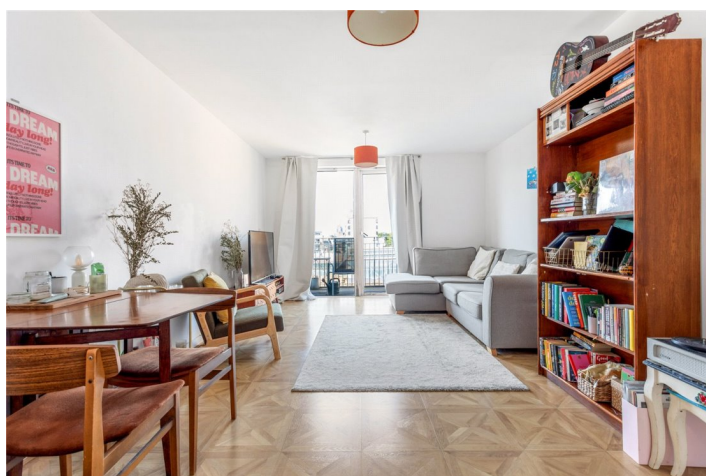




CORDWAINER HOUSE, MARE STREET, LONDON, E8
£450,000 LEASEHOLD

**EXCELLENT ONE BEDROOM APARTMENT
 WITH A PRIVATE BALCONY CLOSE TO
 LONDON FIELDS.**

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

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DESCRIPTION:

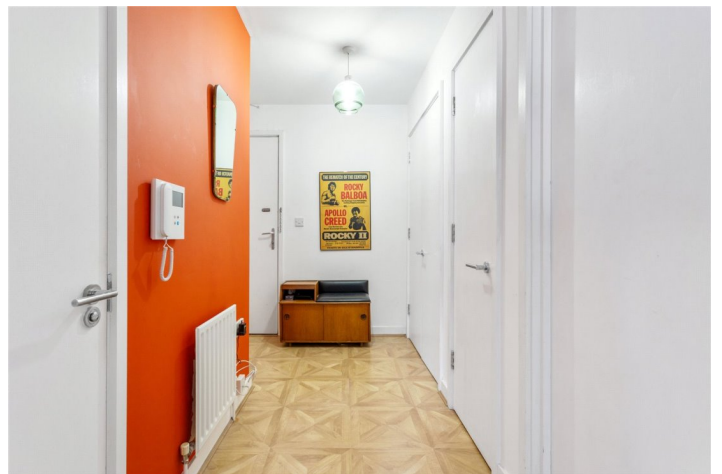
Set within a popular development on the corner of Mare Street and Ash Grove, this beautifully presented one-bedroom modern apartment occupies a desirable fourth-floor position. Ideally located between the green spaces of Victoria Park and London Fields, the location is one of East London's most vibrant neighbourhoods.

The internal space comprises of an entrance hallway with excellent internal storage cupboards available, an inviting reception with a west-facing aspect allowing for plenty of natural light, wood flooring and large sliding doors that open out to a great balcony, perfect for morning coffee and space for a table and chairs. The kitchen is open plan to the reception area but slightly set back, allowing for some separation whilst cooking, a well-proportioned double bedroom with internal wardrobes and a spacious bathroom suite completes the layout.

Situated moments from the boutiques, cafés, and eateries of Victoria Park Village and Broadway Market, the property is perfectly placed to enjoy the best of Hackney living. Excellent transport connections are available nearby via London Fields and Cambridge Heath Overground stations, along with well-served local bus routes.

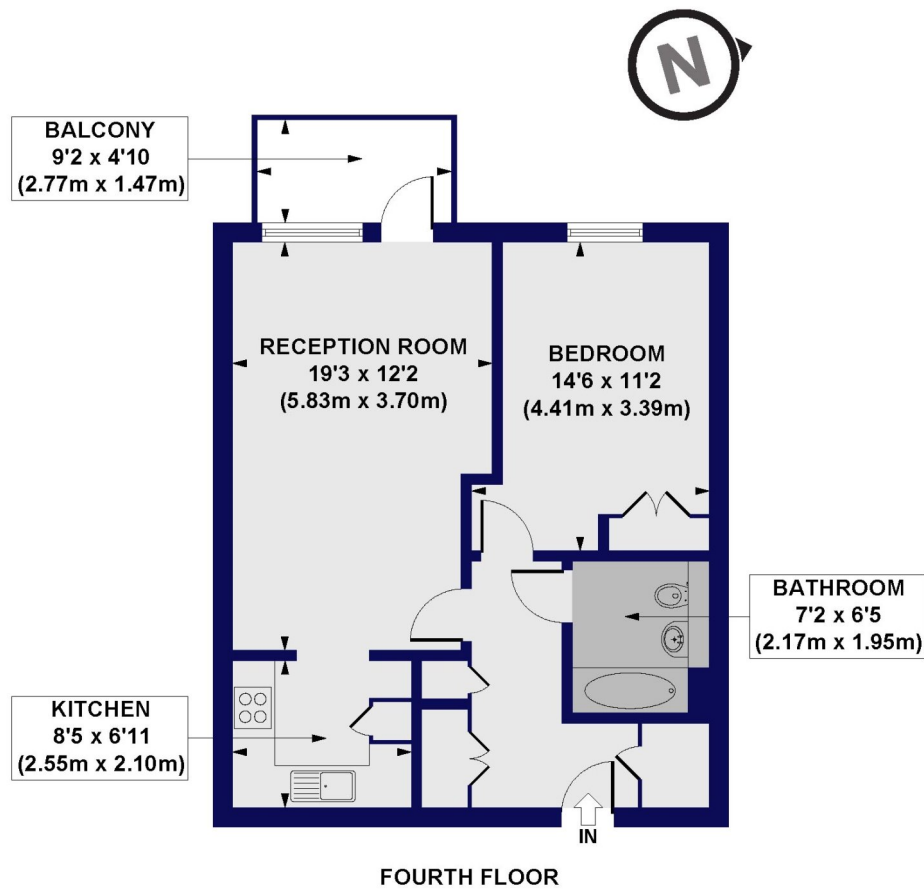
* Please note this is a shared ownership property sale and the Seller will be staircasing to 100 % ownership at the same time as selling the property.

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Cordwainer House, Mare Street, E8
Approx. Gross Internal Floor Area 591 sq. ft / 54.94 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250237>

Tenure: Leasehold

Term: 109 year and 0 months

Service Charge: £2122.44 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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