



BERESFORD COURT, MABLEY STREET, HACKNEY, LONDON, E9
£400,000 LEASEHOLD

**A FANTASTIC SPLIT LEVEL THREE BEDROOM,
 TWO BATHROOM PROPERTY WITH PRIVATE
 BALCONY**

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

Winkworth

winkworth.co.uk

See things differently

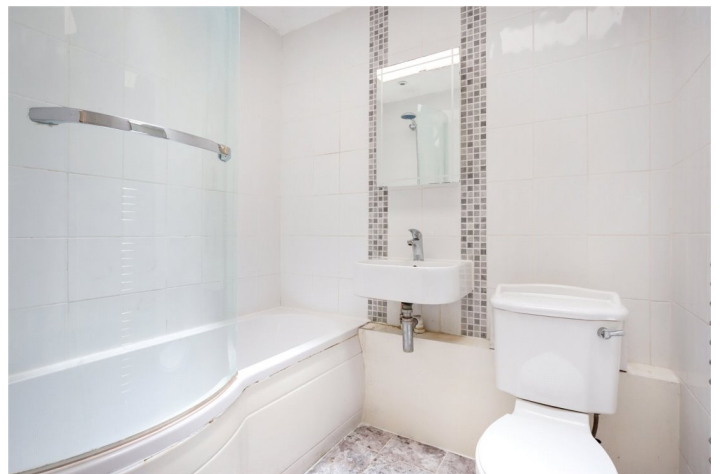
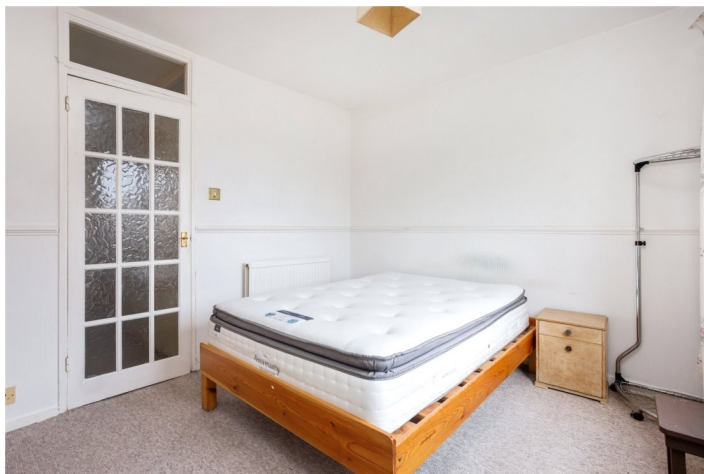


DESCRIPTION:

A spacious upper floor maisonette perfect for a first time buyer or an investor. On the first floor the property offers a large kitchen and dining area, storage cupboard, WC and bright reception which leads onto a private balcony. The second floor plays host to the three bedrooms one of which leads out on to another balcony, and two bathroom suites.

Mabley Street is within close proximity to a plethora of transport links including Homerton Overground which provides easy access to the City. It's also a short walk to the ever so popular Victoria Park and Queen Elizabeth Olympic Park. A viewing is highly recommended and would make a perfect first time purchase.

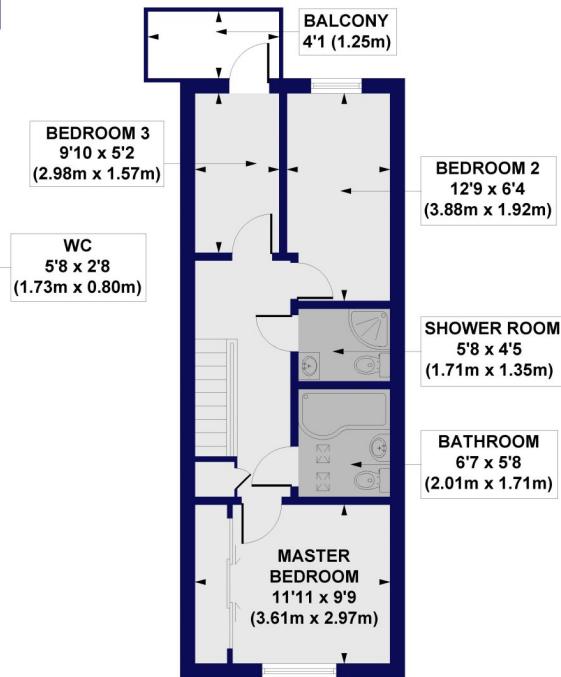
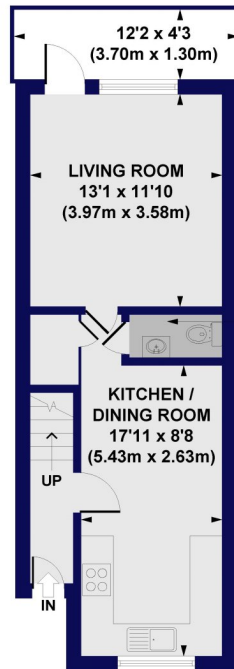
Winkworth



Winkworth

Beresford Court, E9

Approx. Gross Internal Floor Area 809 sq. ft / 75.20 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.

Winkworth

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			
A	(92-100)		
B	(81-91)		
C	(69-80)	72	74
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.