



INK COURT, WICK LANE, LONDON, E3
OIEO £500,000 LEASEHOLD

SPACIOUS & WELL PRESENTED 2 BEDROOM, 2 BATHROOM APARTMENT IN HACKNEY WICK

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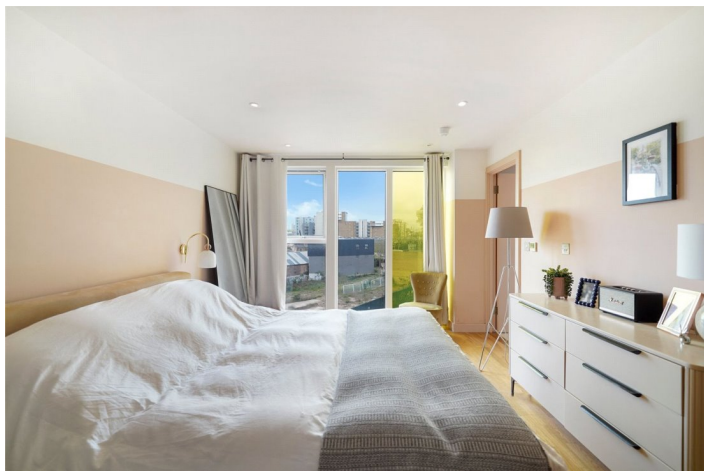
DESCRIPTION:

A spacious and well presented, two bedroom, two bathroom apartment finished to a high standard throughout.

The accommodation comprises of a bright and spacious reception, complete with a dining area that leads out to a generous balcony, with views across Hackney, the space is perfect for entertaining or relaxing. The kitchen is equipped with contemporary fittings and placed just off of the reception area and also leads out to the terrace. Off the main hallway are two double bedrooms, the principal bedroom has its own en-suite shower room finished with delicate cream tiles and brass fittings. The second bedroom has a full bathroom suite with a shower over the bath. The property also benefits from a concierge and a lift.

Located in the heart of East London, this home offers excellent transport links via Hackney Wick overground and Stratford which offers links across London via the Elizabeth and Central Lines. Local amenities are nearby at both Hackney Wick and Stratford including the Westfield Shopping Centre. Local Parks are nearby including the Queen Elizabeth Olympic Park, Hackney Marshes and the stunning and increasingly popular Victoria Park.

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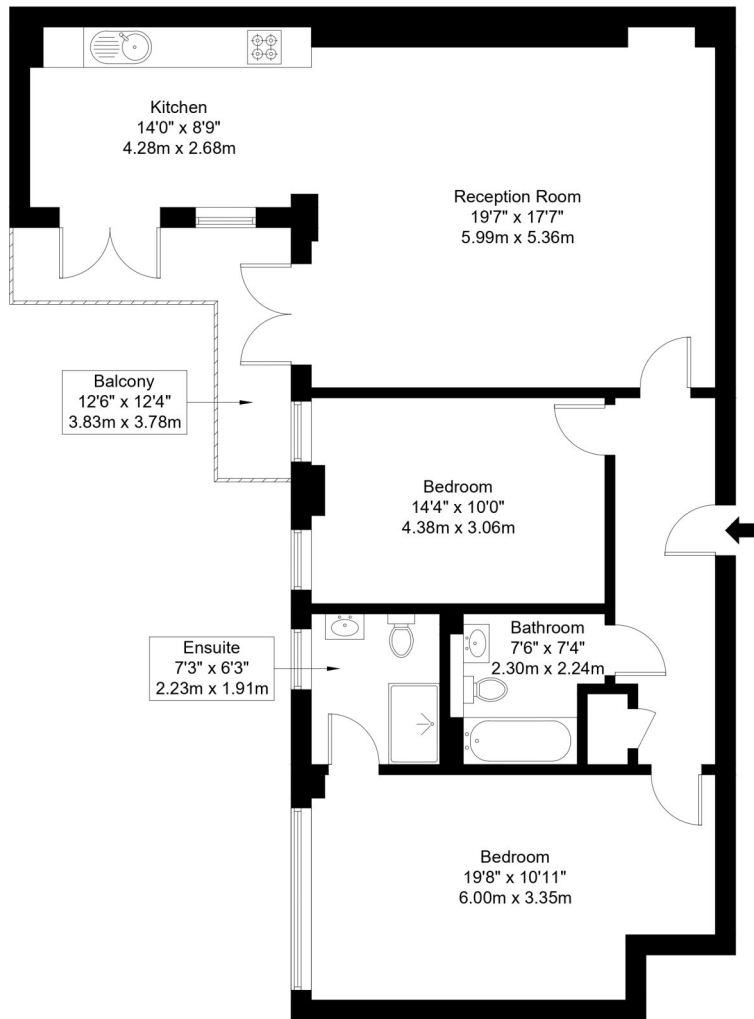
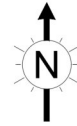
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Approx Gross Internal Area = 96.7 sq m / 1041 sq ft

Balcony = 7.4 sq m / 80 sq ft

Total = 104.1 sq m / 1121 sq ft



Third Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Tenure: Leasehold

Term: 235 year and 8 months (Subject to change)

Service Charge: £5000 per annum (approx.)

Ground Rent: £ 350 Annually (Subject to review)

Council Tax Band:

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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