



MARCON COURT, AMHURST ROAD, LONDON, E8
£450,000 LEASEHOLD

FANTASTIC TWO BEDROOM APARTMENT WITH PRIVATE SOUTH FACING BALCONY!

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

SOUTH FACING BALCONY | WOODEN FLOORS | GREAT CONDITION | TWO DOUBLE BEDROOMS | IDEAL LOCATION
 LOTS OF NATURAL LIGHT

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DESCRIPTION:

This wonderful apartment is presented in great condition and has been lovingly kept and improved by the current owners. The property offers c711 SQ/FT of practically arranged accommodation with two double bedrooms, bathroom suite with separate WC, a separate modern kitchen and large, light filled South-Facing reception leading onto the private balcony.

The property also benefits from external storage cupboards perfect for bikes and is ideally situated for transport links, Parks and plenty of local amenities including Bars, Restaurants and Café's

An ideal personal purchase or Investment – Book Now to View!

Note from the owner

"We have really enjoyed living in our flat with its well sized rooms and sunny, south facing living space - things grow really well on the balcony and window ledges! Ex-local flats are very well designed, with lots of built in storage, including two external cupboards where we store bikes etc. We're very well placed for Hackney Central and Hackney Downs stations, as well as all the parks and cafés that Hackney has to offer."

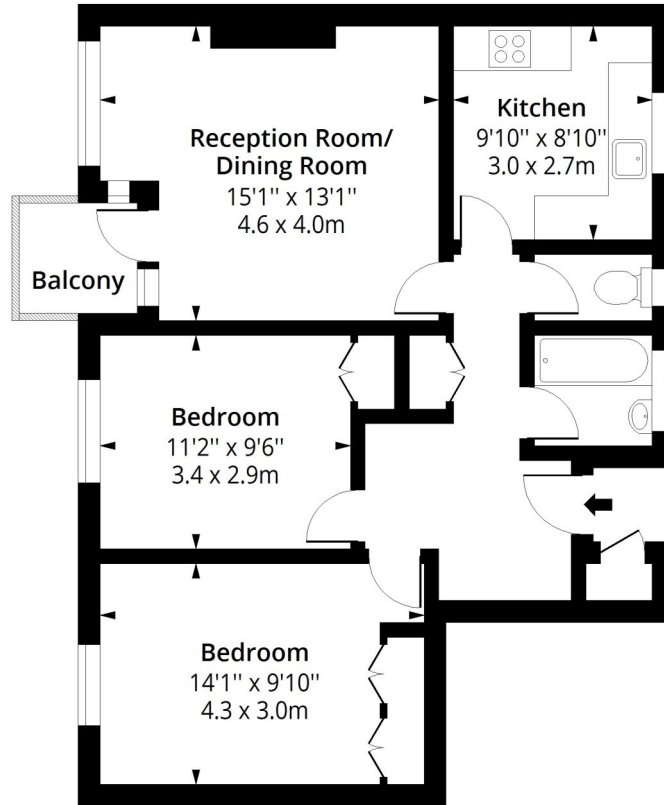
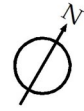
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Approx. Gross Internal Area 711 Sq Ft - 66.05 Sq M (Excluding Balcony)
Approx. Gross Internal Area 737 Sq Ft - 68.47 Sq M (Including Balcony)



Third Floor

Floor Area 711 Sq Ft - 66.05 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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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