



FELLOWS COURT, WEYMOUTH TERRACE, LONDON, E2
£600,000 LEASEHOLD

**A THREE BEDROOM SPLIT LEVEL MAISONETTE WITH
A PRIVATE COURTYARD, JUST A SHORT WALK TO
BOTH SHOREDITCH PARK & HOXTON STATION.**

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DESCRIPTION:

This stylish three-bedroom split-level maisonette located in the heart of Fellows Court, is approximately 899 square feet, this contemporary residence offers a unique blend of modern design and practical living spaces. As you step inside, you'll be greeted by a spacious ground floor that's entirely open plan, featuring underfloor heating for year-round comfort. The modern retro-style kitchen boasts integrated appliances and ample storage, making it a perfect hub for cooking and entertaining. Polished concrete floors exude an industrial-chic vibe, and a convenient guest WC adds to the overall functionality. Direct access to the garden patio from the reception room also allows for seamless indoor-outdoor living, ideal for entertaining. Upstairs, the first-floor hosts three well-appointed bedrooms, including two generous doubles and a cozier third bedroom. The principal bedroom impresses with built-in wardrobes, the newly fitted three-piece bathroom suite features a walk-in shower and space for a washing machine, adding a touch of modern convenience.

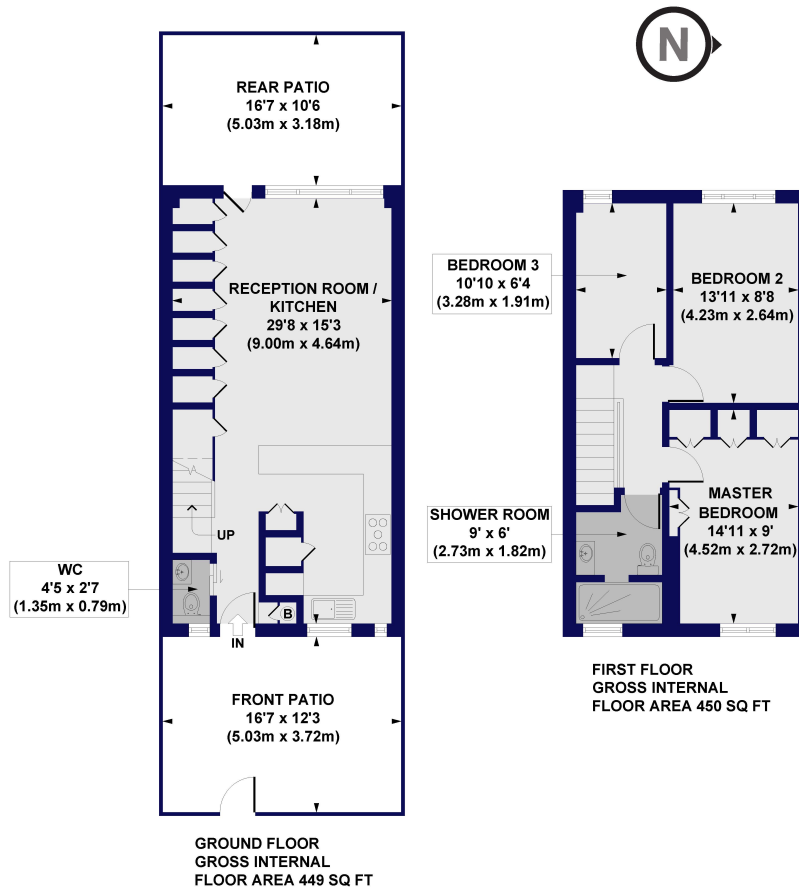
Fellows Court, E2, is a vibrant and sought-after location within the Hackney borough. The area is renowned for its eclectic mix of shops, restaurants, and cultural hotspots. Enjoy leisurely strolls along Regent's Canal, explore nearby Broadway Market with its artisanal food stalls and boutiques, or soak up the creative atmosphere of Hackney's thriving arts scene. Transport links are excellent, with nearby Hoxton station providing easy access to the city and beyond. Additionally, numerous bus routes and cycling paths connect you to the diverse neighbourhoods of London. For those who prefer driving, Fellows Court offers convenient access to major roadways, ensuring you can explore the city at your own pace.

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Fellows Court, Weymouth Terrace, E2
 Approx. Gross Internal Floor Area 899 sq. ft / 83.55 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(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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