



BLACKBURN HOUSE, PRODIGAL SQUARE, LONDON, E8  
£599,950 LEASEHOLD

## STYLISH ONE-BEDROOM APARTMENT IN THE HEART OF HACKNEY CENTRAL

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## DESCRIPTION:

Positioned moments from Hackney Central in the exclusive Prodigal Square development, this stylish one-bedroom apartment offers a blend of modern design and urban convenience. Situated on the third floor with lift access, the property delivers an exceptional standard of living in one of East London's most culturally vibrant neighbourhoods.

The space is thoughtfully designed, comprising of a wide entrance hallway featuring extensive built-in storage. The open-plan living area is bathed in natural light, and features a modern kitchen/diner, complete with integrated appliances and is perfect for both entertaining and relaxation.

The generous double bedroom benefits from built-in wardrobes and direct access to a private terrace, offering a serene outdoor retreat complete with seating—perfect for morning coffee. A contemporary bathroom suite with a built-in laundry cupboard completes the accommodation.

Located within easy walking distance of Hackney Empire, Broadway Market, and an array of independent cafés, restaurants, and unique shops, the apartment also enjoys close proximity to green spaces such as London Fields and Hackney Downs. Excellent transport connections are nearby via Hackney Central Overground, numerous bus routes, and well-established cycle networks, providing easy access to the City and West End.

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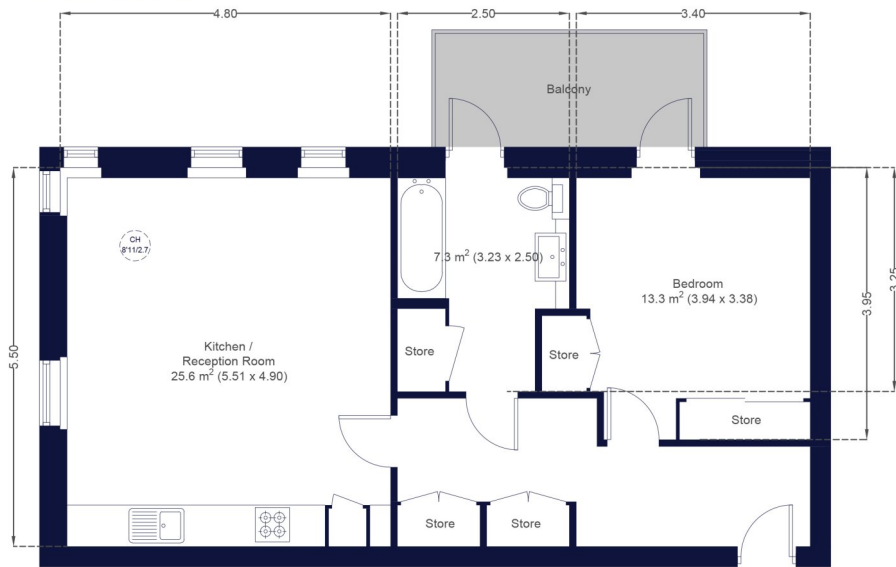




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## ▼ Second Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a

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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	92 A	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:** 246 year and 0 months**Service Charge:** £3397 per annum**Ground Rent:** £ 300 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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