



CERAMIC WORKS, CRESSET ROAD, HACKNEY, LONDON, E9
£425,000 LEASEHOLD

OUTSTANDING CONTEMPORARY APARTMENT WITH PRIVATE BALCONY

PRIVATE BALCONY | COMMUNAL ROOF TERRACE | MODERN DEVELOPMENT | OUTSTANDING LOCATION
LONG LEASE OF c142 YEARS | WOODEN FLOORS | TWO BEDROOMS | BIKE STORAGE | UNDERGROUND PARKING

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DESCRIPTION:

An outstanding chance to buy this fantastic two-bedroom **second floor** apartment set in a stunning new iconic development between Victoria Park and London Fields. The property comprises two bedrooms, both with built in wardrobes, contemporary bathroom suite, an open plan integrated kitchen and spacious reception room with floods of natural light and leading onto a private terrace.

Set in a converted Ceramic Factory and desirably located moments away from the green spaces of London Fields and Victoria Park. There are many transport links including the Overground and buses both giving swift and easy access to the City.

Early viewing highly recommended!

Book Now!

Note from the owner:

"We love our flat! We particularly like dining out on the balcony during the summer months. It's been the perfect place for us over the last 5 years and the location is amazing. We're in such a great spot in Hackney and are just minutes away from Victoria Park and London Fields, with some lovely independent local shops right on our doorstep. We're also really well connected to transport links so getting about is super-easy!"

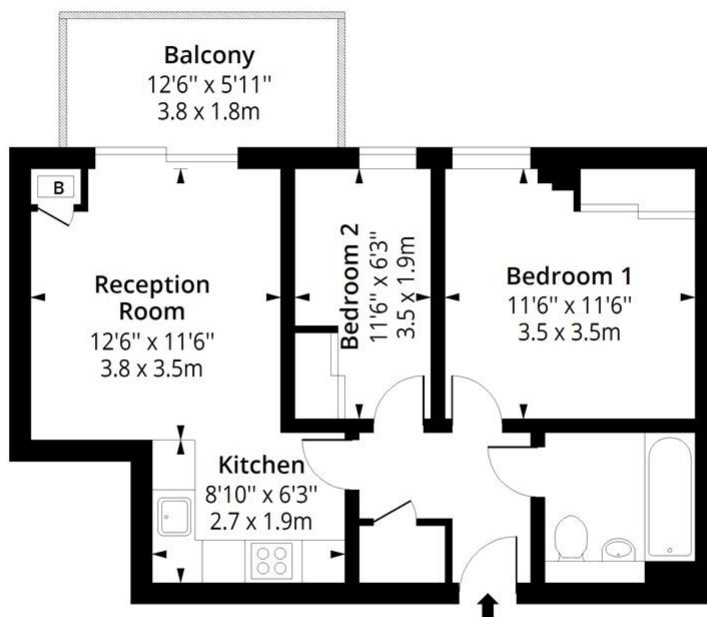
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Cresset Road, E9

Approx. Gross Internal Area 544 Sq Ft - 50.54 Sq M (Excluding Balcony)
Approx. Gross Internal Area 618 Sq Ft - 57.41 Sq M (Including Balcony)



Second Floor

Floor Area 544 Sq Ft - 50.54 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.

lpaplus.com

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+) A	
(81-91) B	84 84
(69-80) C	
(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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