

SHALBOURNE SQUARE, LONDON, E9  
 'OFFERS IN EXCESS OF' £375,000 LEASEHOLD

## A TOP FLOOR TWO BEDROOM APARTMENT WITH COMMUNAL GARDEN AND ALLOCATED PARKING CLOSE TO VICTORIA PARK

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## DESCRIPTION:

Ideally located in this quiet square, close to Victoria Park and Hackney Wick is this impressive two double bedroom apartment which spans of over 600sqft.

The property, which is being offered chain free, is located on the top floor and comprises entrance hall with access to all rooms, large storage cupboard, master bedroom, second double bedroom, family bathroom, separate kitchen, and spacious reception room/diner. The property benefits from allocated parking, well-maintained communal garden and Juliette balcony.

Shalbourne Square is located moments away from both Victoria Park and Queen Elizabeth Olympic Park. The canal, restaurants, cafes and shops at Here East are also in walking distance.

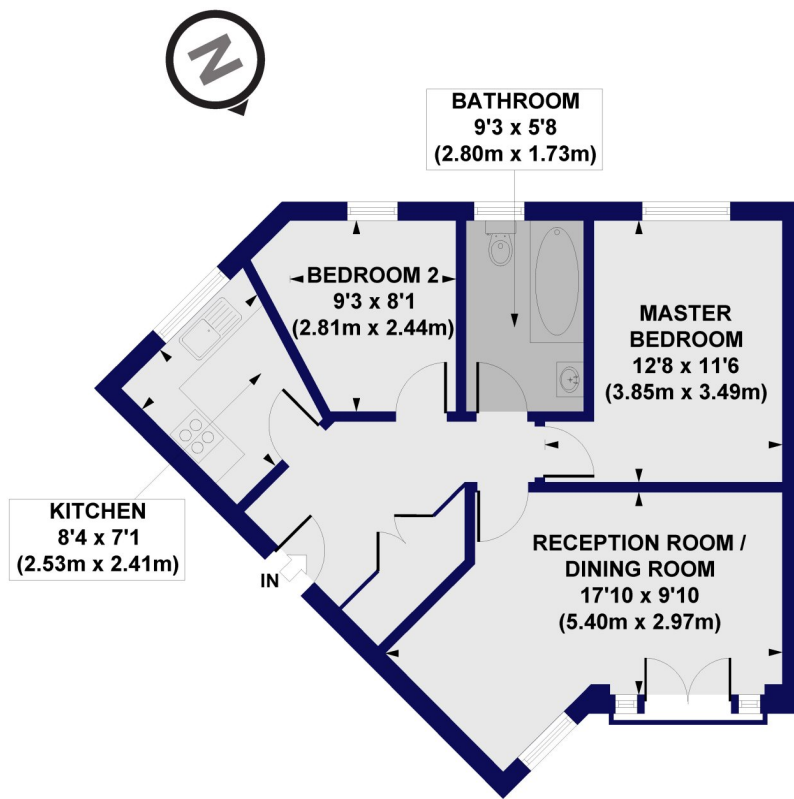
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**Shalbourne Square, E9**  
**Approx. Gross Internal Floor Area 602 sq. ft / 55.93 sq. m**



**SECOND FLOOR**

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		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	76	76
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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