

LONDON TERRACE, HACKNEY ROAD, LONDON, E2  
**£450,000 LEASEHOLD**

## CHAIN FREE TWO-BEDROOM APARTMENT WITH PARKING IN GATED LONDON TERRACE DEVELOPMENT

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#### DESCRIPTION:

Situated within the sought-after London Terrace, a secure gated development on Hackney Road, this well-proportioned two-bedroom apartment offers 605 sqft of bright and practical living space on the first floor.

The property comprises a generous reception room with ample space for both living and dining, a separate fitted kitchen, two well-sized bedrooms, and a family bathroom. Positioned on the first floor, the apartment benefits from good natural light and a pleasant outlook within the development.

Further benefits include an allocated off-street parking space, a rare advantage in this vibrant East London location and secure gated access for added peace of mind.

London Terrace is superbly located moments from the energy of Shoreditch, the charm of Columbia Road and its famous flower market, and the open green spaces of Haggerston Park. An array of independent cafés, restaurants, and excellent transport links are all within easy reach, making this an ideal home for both owner-occupiers and investors alike.

Offered to the market chain free, the property presents an excellent opportunity for a straightforward purchase in one of East London's most desirable neighbourhoods.

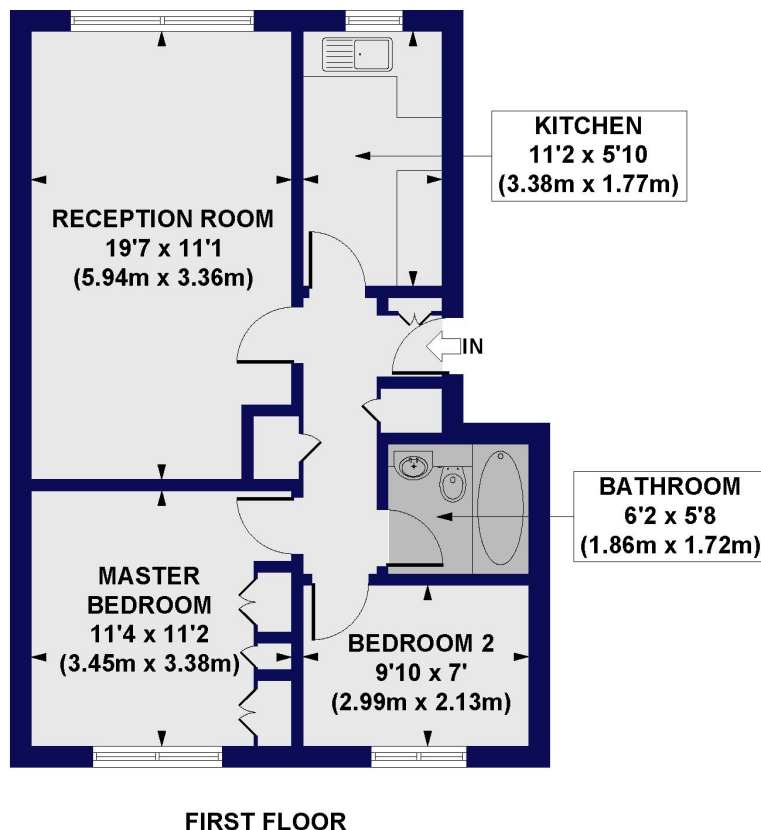
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London Terrace, Hackney Road, E2  
Approx. Gross Internal Floor Area 605 sq. ft / 56.16 sq. m



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/SO250316>

**Tenure:** Leasehold

**Term:** 85 year and 8 months (Subject to change)

**Service Charge:** £6514.01 per annum (approx.)

**Ground Rent:** £ 0 Annually (Subject to review)

**Council Tax Band:** D

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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