



GOULD TERRACE, LONDON, E8
OFFERS IN EXCESS OF £425,000 LEASEHOLD

SPACIOUS ONE BEDROOM GRADE II LISTED APARTMENT ON GOULD TERRACE, E8

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

A beautifully presented one double bedroom apartment, set on the upper floor of an attractive Grade II listed building on Gould Terrace. Spacious throughout and extending to over 600 sq ft, this light-filled home combines character features with modern updates.

The property boasts a large reception with plenty of space for relaxation, dining or a home office setup. The generous double bedroom comfortably accommodates a desk and benefits from bespoke built-in wardrobes. A well-equipped kitchen and a modern bathroom complete the accommodation.

Flooded with natural light throughout the day, the apartment enjoys a rare triple aspect with large east and west-facing windows. Further benefits include a low annual service charge, managed by the leaseholders.

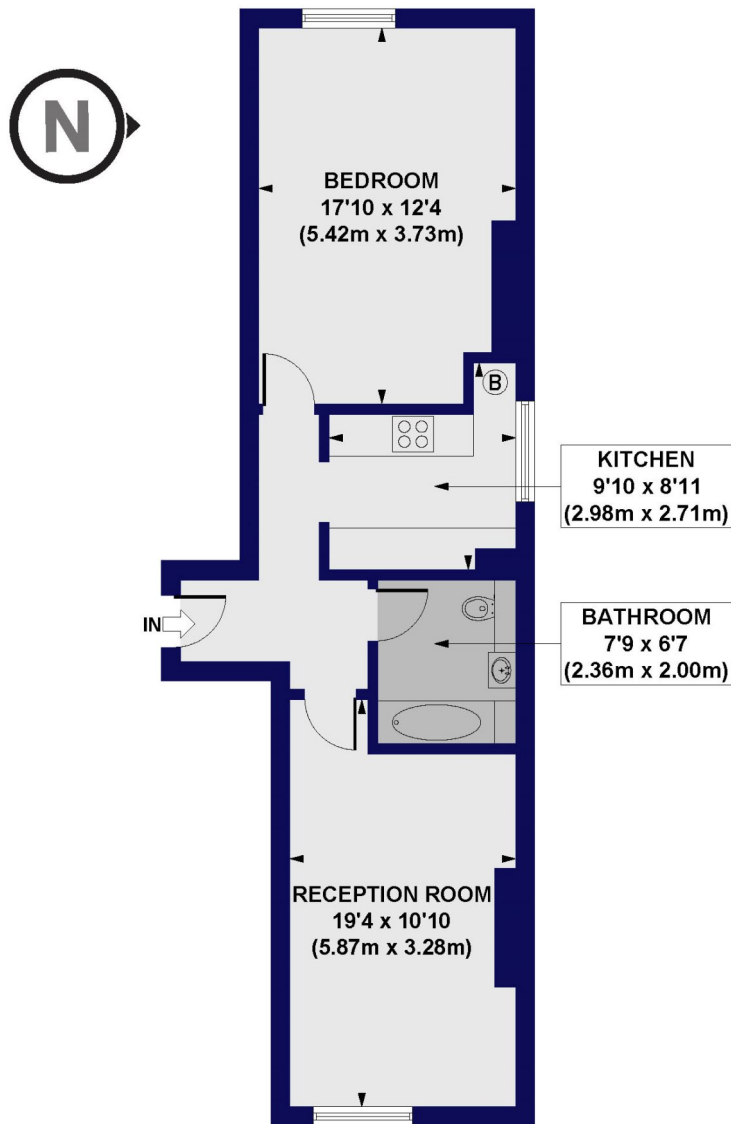
Perfectly positioned in the heart of Hackney Central, yet tucked away in a quiet location just behind Mare Street, the property offers excellent transport links via Hackney Central and Hackney Downs Overground stations, along with numerous bus routes. A selection of cafés, shops, and restaurants are on the doorstep, while the green open spaces of Hackney Downs, London Fields, and Victoria Park are all within easy reach.

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Gould Terrace, E8
Approx. Gross Internal Floor Area 608 sq. ft / 56.50 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



<https://www.winkworth.co.uk/sale/property/HAC260013>

Tenure: Leasehold

Term: 88 years

Service Charge: £1582.99 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: B

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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