

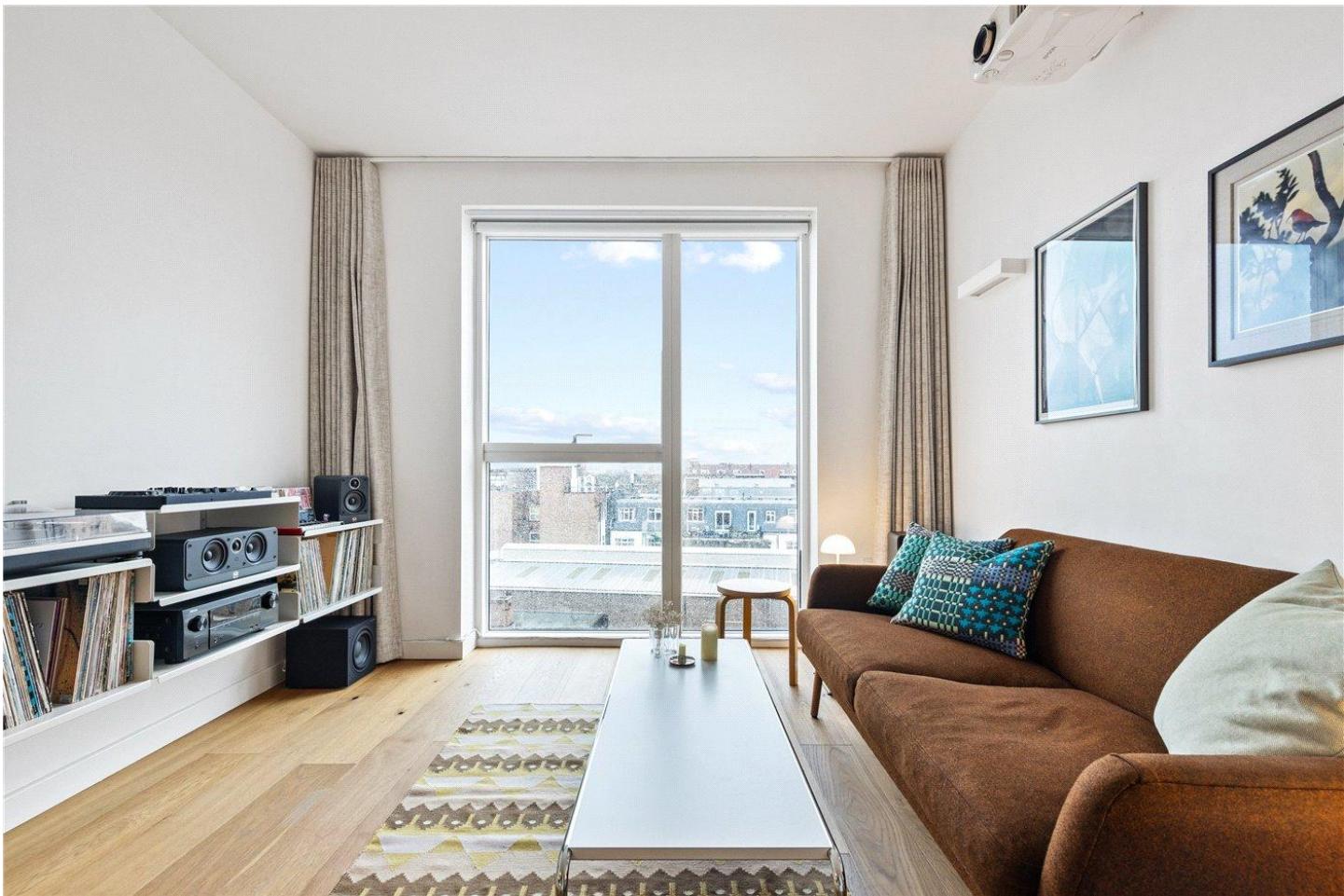


ROSINA STREET, LONDON, E9
£350,000 LEASEHOLD

STYLISH WELL-PRESENTED FOURTH-FLOOR APARTMENT

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

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DESCRIPTION:

This bright and airy one-bedroom apartment offers high-quality contemporary living in a central Homerton location. Situated on the fourth floor of a well-maintained development, the property features large floor-to-ceiling windows that allow natural light to flood the open-plan living area.

The apartment is finished to an excellent standard, featuring engineered oak flooring and underfloor heating throughout. The layout comprises a welcoming entrance hall with utility storage, a double bedroom with a built-in wardrobe, a modern kitchen/living space and a contemporary bathroom with a large walk-in rain shower.

Residents at 21 Rosina Street benefit from a friendly community atmosphere and excellent shared facilities, including a large communal roof terrace with far-reaching views across the city. The building includes lift access and secure bike storage on each floor.

The property is perfectly placed for quick access to the City, located just a 6-minute walk from Homerton Overground and within easy reach of Hackney Central and Hackney Downs stations. It is exceptionally well-situated for local amenities; the independent shops and Sunday market of Chatsworth Road are nearby, and the property is surrounded by an array of local parks and open green spaces.

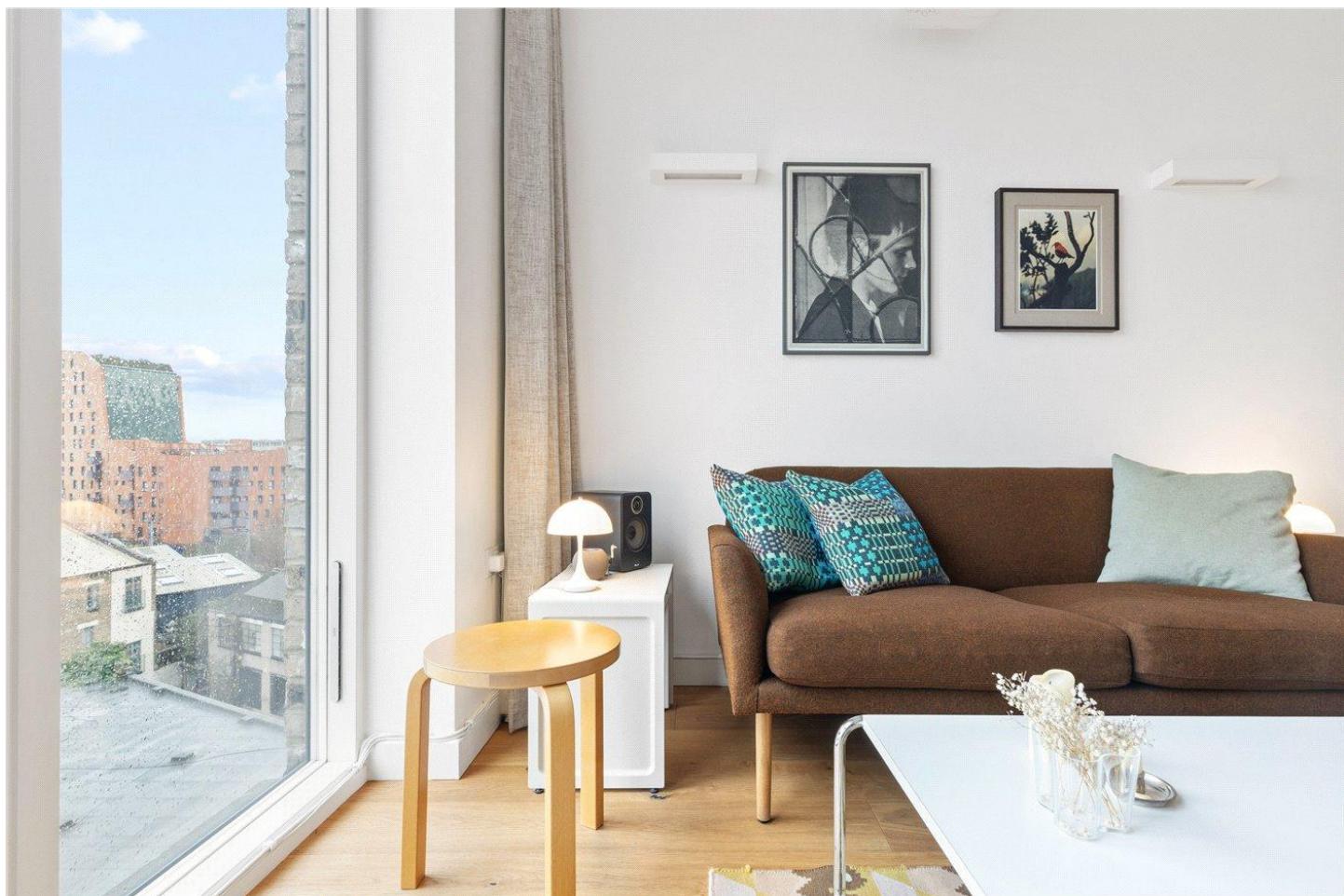
Key Features

- Natural Light: Floor-to-ceiling windows and an open feel.
- Premium Finish: Engineered oak flooring and underfloor heating throughout.
- Bathroom: Contemporary suite with a walk-in rain shower.
- Storage: Built-in wardrobe and ample utility storage.
- Outdoor Space: Large communal roof terrace with city views.
- Location: 6-minute walk to Homerton Station, close to Chatsworth Road.
- Facilities: Secure bike storage on each floor and lift access.

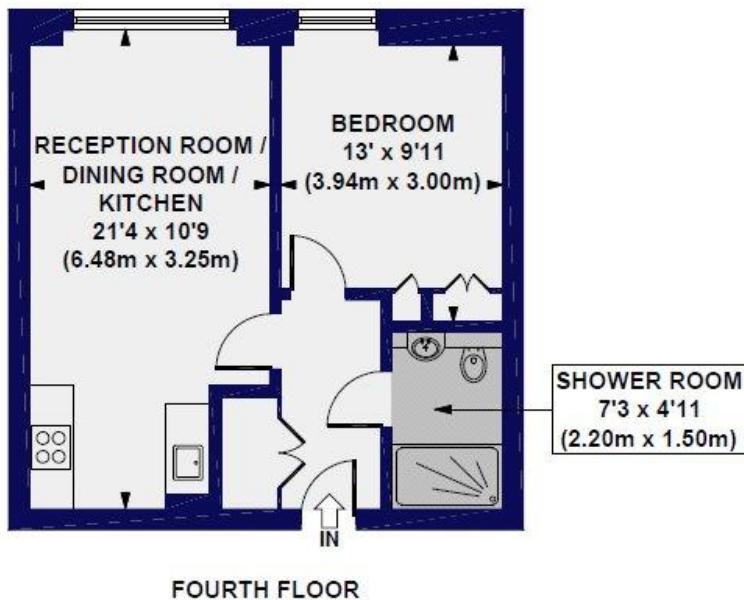
Eligibility

As a Pocket Living development, this home is currently only available to purchase by those who currently live or work in the Borough of Hackney, do not own any other property and earn a household income below the intermediate housing limit set out by the Mayor of London (currently £90,000).

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Rosina Street, E9
Approx. Gross Internal Floor Area 446 sq. ft / 41.47 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

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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		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC260011>

Tenure: Leasehold

Term: 116 year and 0 months (Subject to change)

Service Charge: £1591.79 per annum (approx.)

Ground Rent: £ 350 Annually (Subject to review)

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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