



TRELAWNEY ESTATE, PARAGON ROAD, LONDON, E9
£514,500 LEASEHOLD

SPACIOUS 4-BEDROOM SPLIT-LEVEL MAISONETTE WITH BALCONY

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DESCRIPTION:

Located on the popular Trelawney Estate, this well-proportioned four-bedroom, low-rise split-level maisonette offers generous living space in the heart of central Hackney.

Arranged over two floors on the first and second floor, the property features a bright reception room, a fitted kitchen, and four genuine double bedrooms. The current master bedroom/reception benefits from direct access to a private balcony, providing a quiet outdoor space perfect for relaxation. The split-level layout offers excellent separation between living and sleeping, making it well suited to families or professional sharers.

The location is a real highlight, with the Tesco Morning Lane Superstore just moments away for everyday convenience, alongside a wide range of shops, cafés, bars and restaurants along Mare Street and within Hackney Central.

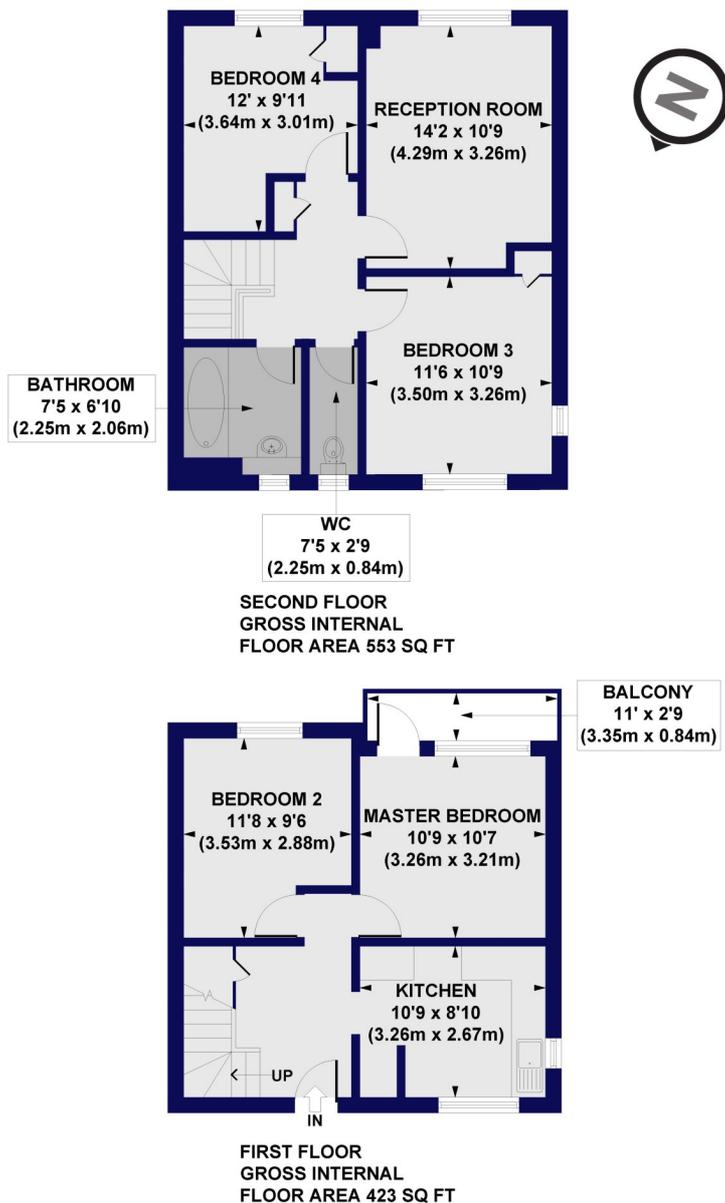
Transport links are excellent, with Hackney Central Overground station close by, offering fast and frequent services across London. Additional nearby stations and numerous bus routes provide easy access to the City, Stratford and beyond. The green open spaces of London Fields and Victoria Park are also within easy reach.

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Trelawney Estate, Paragon Road, E9
 Approx. Gross Internal Floor Area 975 sq. ft / 90.61 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260006>

Tenure: Leasehold
Term: 87 year and 11 months (Subject to change)
Service Charge: £2500 per annum (approx.)
Ground Rent: £ 9 Annually (Subject to review)
Council Tax Band:

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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