



## SYLVESTER HOUSE SYLVESTER ROAD LONDON, E8 1ET

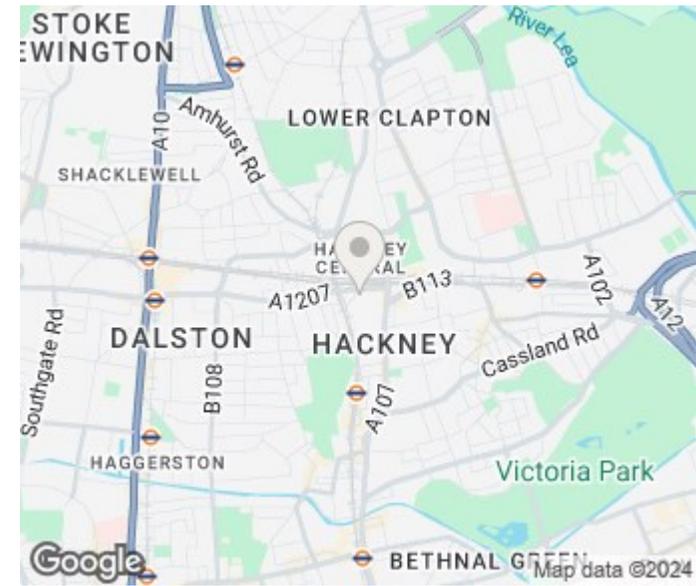
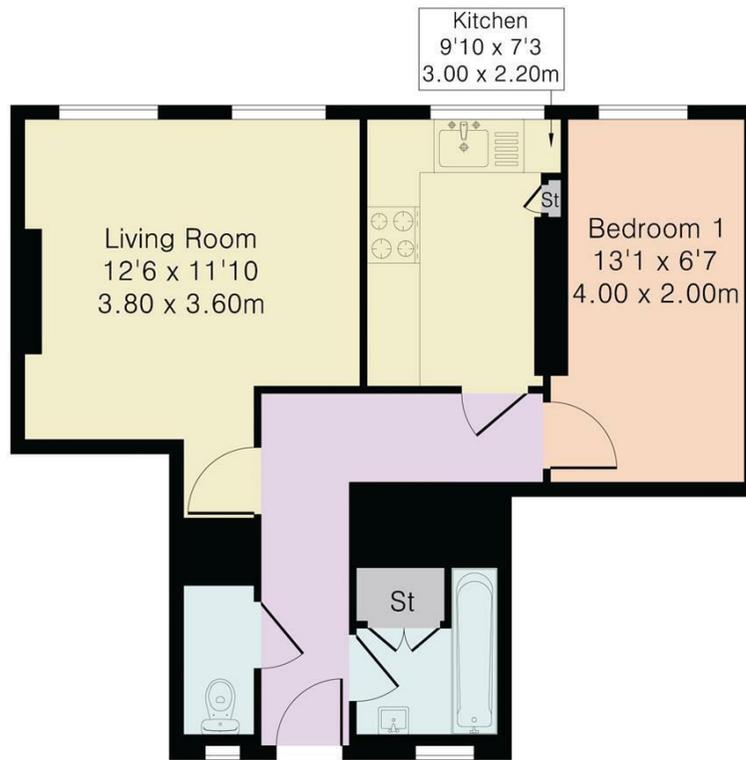
£340,000  
LEASEHOLD

This stunning mansion block offers a charming one-bedroom apartment for sale, featuring a double bedroom, living/reception area, bathroom and separate kitchen.

Situated just minutes away from both Hackney Central and Hackney Downs stations, commuting is made incredibly convenient. The property is also surrounded by some of East London's most vibrant destinations. Broadway Market and Lauriston Road, with their charming boutique shops, trendy pubs, bars, and diverse restaurants, are all within easy reach. For those who enjoy outdoor spaces, the expansive London Fields, Hackney Downs, and Victoria Park are nearby, offering a refreshing escape from the city bustle. Additionally, Columbia Road Market and the lively nightlife scenes of Shoreditch, Dalston, and Hackney Wick are just a short distance away.

**NH** NobleHouse  
services

Approximate Gross Internal Area 462 sq ft – 43 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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