Tudor Grove, E9



Nestled in the heart of Hackney, Blakestanley are delighted to present this two-bedroom Victorian fourth floor flat within a 1930's mansion block. Adjacent to London Fields, this property offers a living space of 705sqft (65.5sqm). The interior comprises separate kitchen and reception rooms, two double bedrooms and a modern three-piece bathroom suite. Benefits to this property include a private, north-easterly facing balcony, high ceilings and large windows. Wonderfully positioned, this property is just moments away from an array of amenities, cafés, bars and restaurants on Mare Street, and just a short walk away from Broadway Market, with its ever-popular Saturday market. Ideally located for highly rated schools. London Fields Overground station and many bus routes are within walking distance, offering seamless access to the City and beyond. Available to the market chain free.

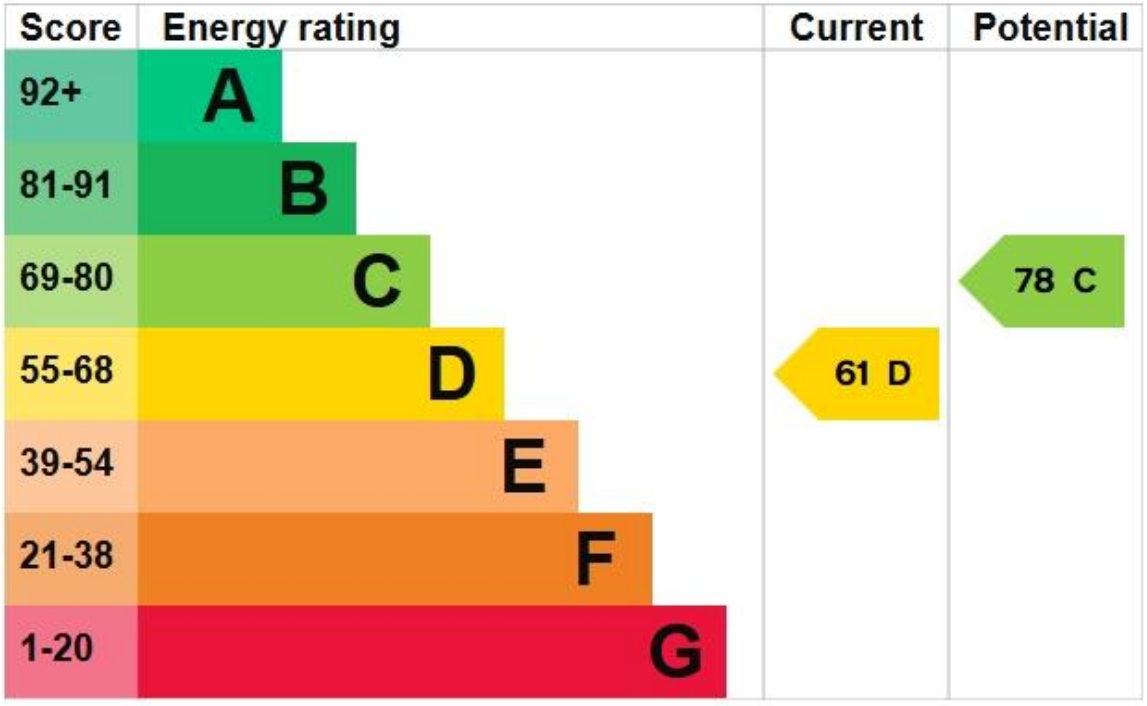
£500,000

Leasehold

KEY FEATURES

- 1930's purpose-built development
- Private, north-easterly facing balcony
- Separate reception room and kitchen
- Offered chain free
- Well positioned for Broadway Market, London Fields and nearby cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- London Fields Overground and numerous bus routes.

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 143 years	(Advised by Vendor)
SERVICE CHARGE:	£1,821.46 p.a.	(Advised by Vendor)
RESERVE FUND:	£1,008.00 p.a.	(Advised by Vendor)
GROUND RENT:	Peppercorn	(Advised by Vendor)
COUNCIL TAX:	Band B - £1,602.45	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.






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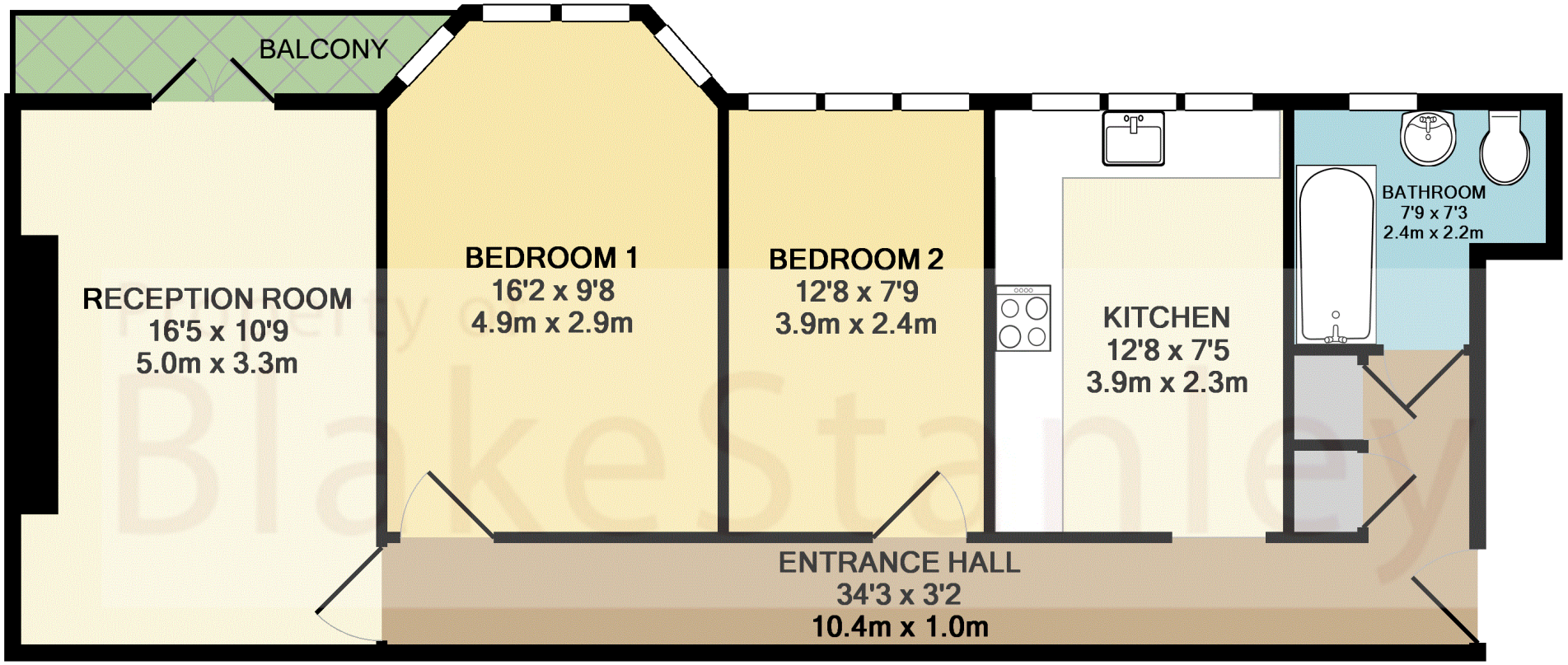

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TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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