



## 456c Hackney Road, London, E2 9EG

Asking Price: £525,000 Share of Freehold

**2 Total Bedrooms | 1 Reception Room | 1 Bathroom**

HotblackDesiato is pleased to offer this charming 2-bedroom, first floor flat in this double fronted Victorian building set back from the road.

- Share of Freehold
- Beautiful two-bedroom flat located in a Victoria conversion
- Broadway and Columbia Road Markets a stone's throw away
- Double fronted Victorian building set back from the road.
- First floor
- Large Living space and kitchen with a built-in dining area



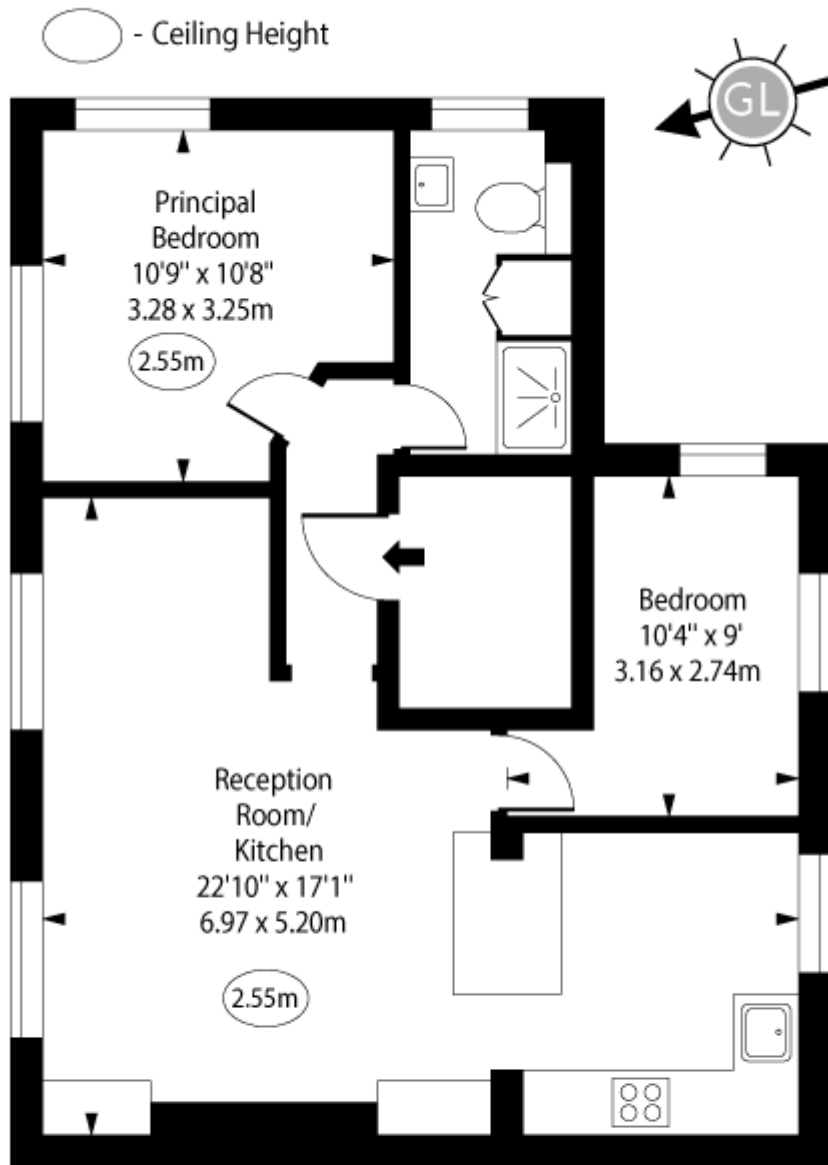
## 456c Hackney Road, London, E2 9EG

The flat has much charm with a great living space and kitchen with a built in dining area. The bedrooms are set to the front and rear of the building and one is an ideal working from home/ spare room.

Hackney Road is home to an increasing number of popular restaurants and bars, including Morito,



# Hackney Road, E2



First Floor

Approx Gross Internal Area

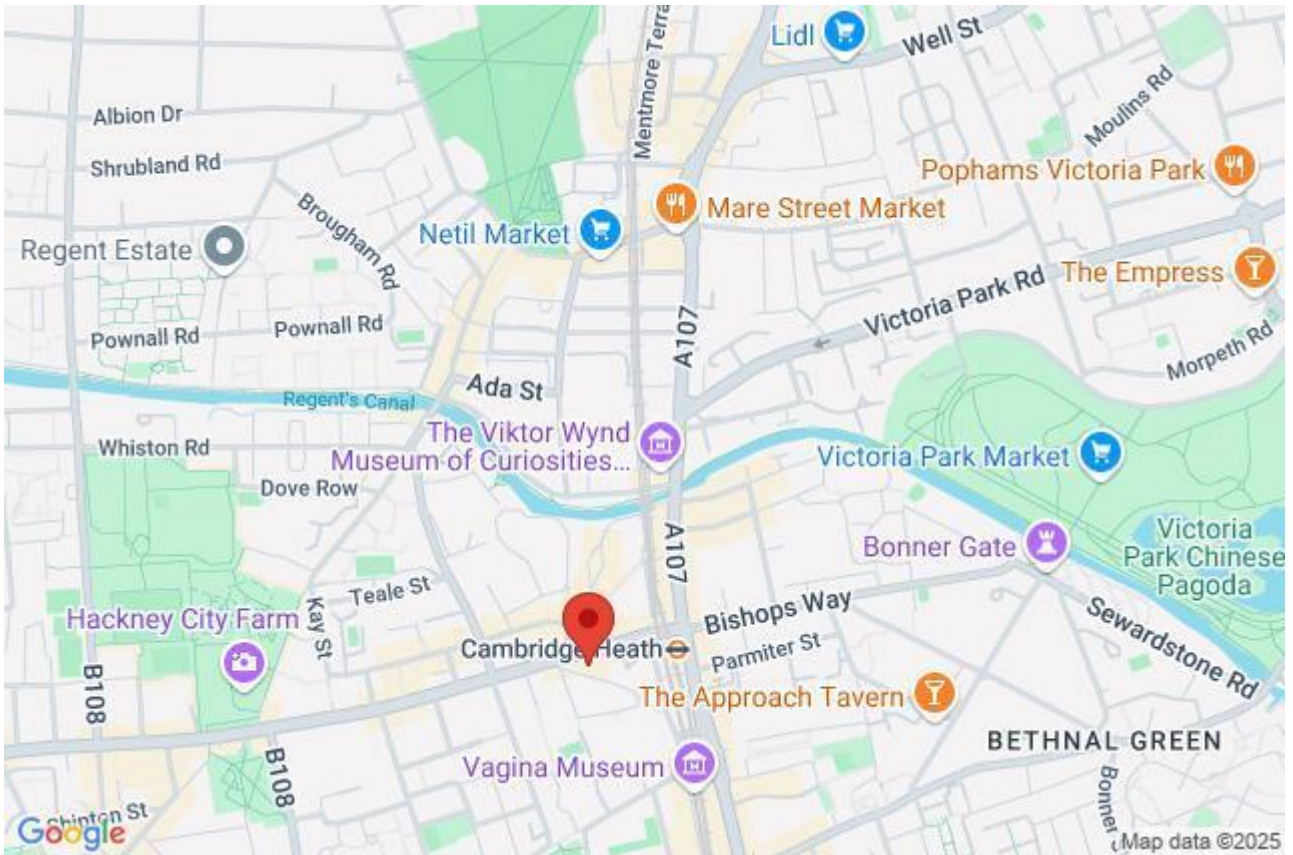
574 Sq Ft - 53.32 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 027009J

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	