



## Hackney Road, London, , E2 7AP

### £450,000

Elms Estates are delighted to be able to offer to the market For Sale this Two Bedroom Apartment located on the ground floor with its own balcony.

Hackney Road offers excellent access to both Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally to property is bright and spacious with an open plan Reception/kitchen that gives you access to the balcony, Two double bedrooms and a fully tiled bathroom.

Hackney Road is offered to the market on a chain free basis, An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



## Reception

16'4" x 9'6" (5.0 x 2.9)

## Kitchen

9'6" x 4'7" (2.9 x 1.4)

## Bedroom One

15'5" x 8'6" (4.7 x 2.6)

## Bedroom Two

9'6" x 8'2" (2.9 x 2.5)

## Bathroom

## Balcony

## Material Information

Tenure: Leasehold

Length Of Lease: Approx 89 Years remaining

Annual Service Charge: £4,977.00

Annual Ground Rent: £150.00

Council Tax Band: C

## Marketing Disclaimer

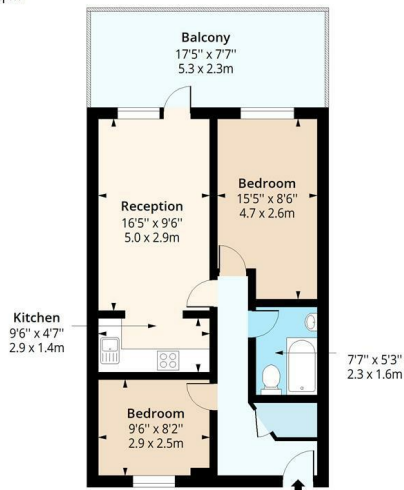
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending purchaser must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes. Fixtures, fittings and services have not been tested and no warranty is given as to their condition or suitability. Leasehold, new build and service charge information (where applicable) is provided in good faith and should be verified by the buyer's solicitor. EPC ratings are correct at the time of marketing and are subject to change. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



## Hackney Road E2

Approx. Gross Internal Area 571 Sq Ft - 53.05 Sq M

Approx. Gross Balcony Area 164 Sq Ft - 15.23 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 11/4/2026

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Energy Efficiency Rating</b>			
Very energy efficient - lower running costs			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
69		73	
England & Wales		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A (92 plus)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	