

IRON WORKS, HACKNEY WICK, E3

£575,000 Leasehold

Warehouse Style Development | Two Bedrooms | Mezzanine Apartment | Fifth Floor | 1054 Sq Ft Internally (Approx) | Balcony | Two Bathrooms | Separate Kitchen | Chain Free | Gated Development | Concierge Service

- Gated Development
- Two bathrooms
- Two bedrooms
- Mezzanine style apartment
- Spacious throughout
- No Onward Chain

Offered to the market with no onward chain is this spacious two bedroom, mezzanine style apartment which is located in a gated warehouse development.

Offering ample living space throughout with underfloor heating, the apartment is positioned on the fifth floor and comprises large living area, separate kitchen, balcony, double bedroom and family bathroom. The master bedroom and en-suite are located on the mezzanine level.

Fish Island and neighbouring Hackney Wick offer a fantastic range of popular bars and cafes, some with alfresco space. The Regent's Canal links the area with Victoria Park in one direction and down towards the River Lea and Olympic Village in the other. The area is well connected transport wise, with Hackney Wick Overground and frequent buses to many parts of the City.

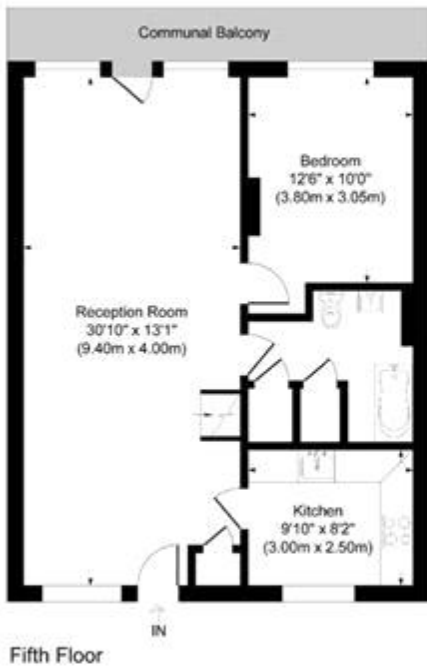
Tenure: Leasehold (103 years)

Ground Rent: £1,200 per year

Service Charge: £3,600 per year



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Iron Works Dace Road

Approximate Gross Internal Area

First Floor = 67.6 sq m / 729 sq ft

Second Floor = 30.2 sq m / 326 sq ft

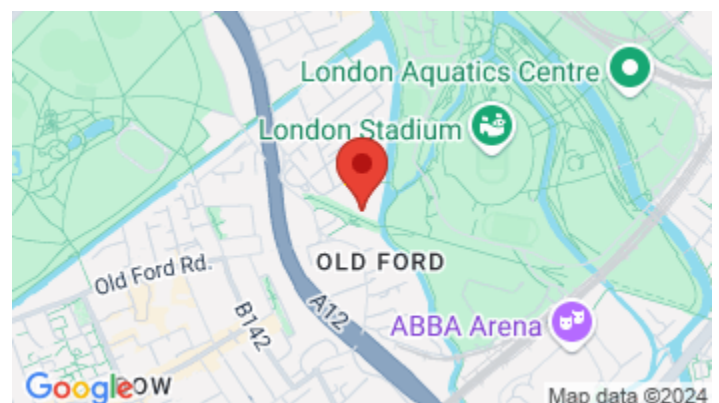
Total = 97.9 sq m / 1054 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	54
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.