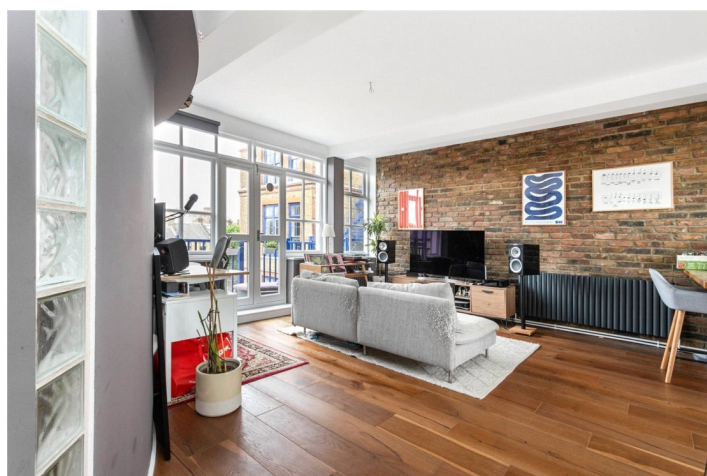




PRINCIPAL SQUARE, LONDON, E9
£575,000 SHARE OF FREEHOLD

A STUNNING ONE BEDROOM SCHOOL CONVERSION APARTMENT WITH PRIVATE ROOF TERRACE & BALCONY.

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk



DESCRIPTION:

A stunning one bedroom apartment situated on the second floor of a sought after school conversion within a gated development. The property has been finished to a high standard and set moments from Chatsworth Road. Offering one large double bedroom with wraparound glass brick wall and a contemporary family bathroom suite.

The kitchen is an ideal space for entertaining being open to the reception which has a characterful exposed brick wall. The reception itself is flooded with natural light and gives access to the private balcony. The apartment further benefits from a breakfast bar, wooden floor and vast roof terrace with views across London. The property also benefits from off street parking and is a fantastic rental opportunity or live in apartment.

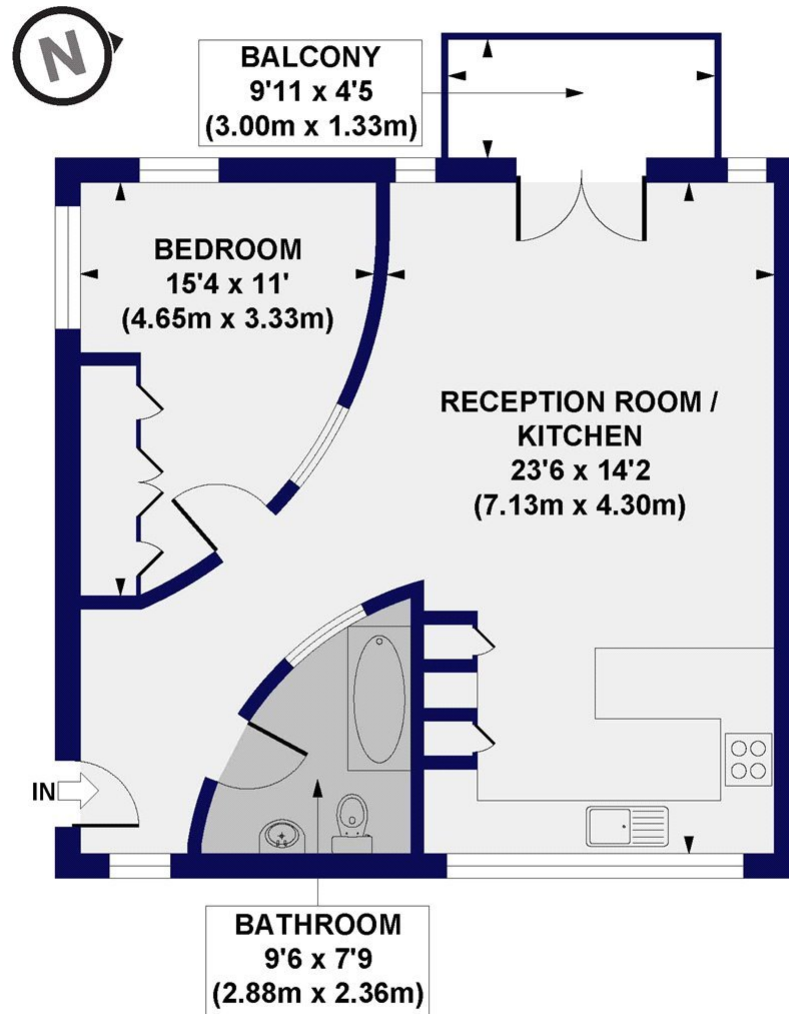
Ideally located close to Chatsworth Road, Mabley Green and Victoria Park with the City & West End within easy reach thanks to the local transport links located at Homerton and Hackney Central overground lines.

Winkworth



Winkworth

Principal Square, E9
Approx. Gross Internal Floor Area 635 sq. ft / 58.97 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Service Charge: £2777.34 per annum (approx.)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-100)	A		
(81-90)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	43	
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

<https://www.winkworth.co.uk/sale/property/HAC250075>

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.