



WINTERGREEN COURT, HOMERTON HIGH STREET, LONDON, E9
£400,000 LEASEHOLD

BRIGHT AND SPACIOUS 1 BEDROOM FLAT LOCATED IN WINTERGREEN COURT

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

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DESCRIPTION:

Tucked away in the heart of Hackney, this well-presented one-bedroom flat offers a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy one of East London's most vibrant neighbourhoods.

The apartment comprises a bright and airy reception room, ideal for both relaxing and entertaining, flowing into a well-equipped kitchen with ample storage and worktop space. The generously sized double bedroom offers plenty of room for a work from home station, while the modern bathroom completes the accommodation, featuring a heated mirror for added comfort and practicality. The property further benefits from a secure entry system, set within a well-maintained development that offers residents peace of mind and a real sense of community.

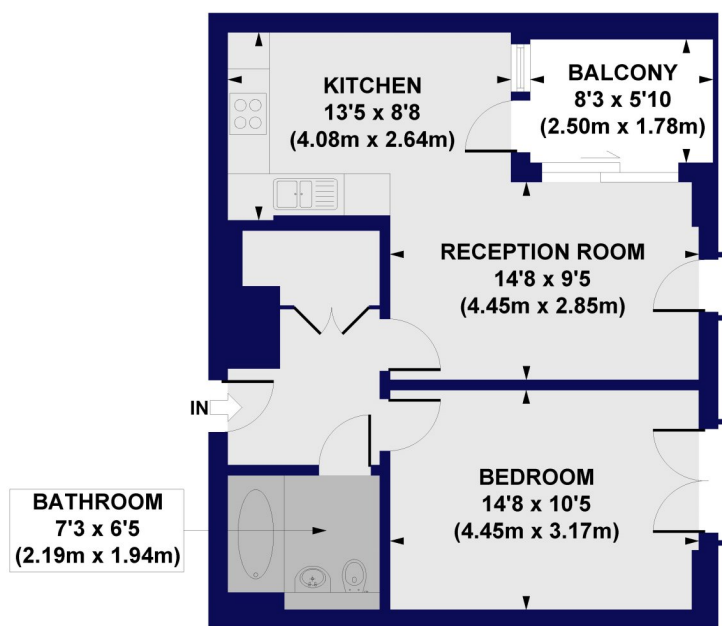
One of London's most dynamic boroughs, Hackney offers a thriving scene of independent cafés, restaurants, bars, and boutique shops, complemented by green spaces like London Fields and Hackney Marshes just moments away. The area is also exceptionally well connected, with swift Overground and bus links putting the City, Shoreditch, and the West End within easy reach.

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Wintergreen Court, Homerton High Street, E9
Approx. Gross Internal Floor Area 546 sq. ft / 50.71 sq. m



FIRST 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260374>

Tenure: Leasehold

Term: 117 year and 11 months (Subject to change)

Service Charge: £3127.99 per annum (approx.)

Ground Rent: £ 9 Annually (Subject to review)

Council Tax Band: C

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.

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