



BARCLAY HOUSE, WELL STREET, LONDON, E9
£550,000 LEASEHOLD

**A SPACIOUS THREE DOUBLE BEDROOM APARTMENT
CONVENIENTLY SITUATED BETWEEN LONDON FIELDS &
VICTORIA PARK.**

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DESCRIPTION:

A spacious three double bedroom apartment conveniently situated between London Fields & Victoria Park. In a quiet spot, set back from the hustle and bustle, it comprises of three large, well proportioned, double bedrooms, modern bathroom and a separate WC. The spacious kitchen features integrated appliances, gas hob and hard wood worktops. The reception room is beautifully bright and it leads out onto a private balcony, that overlooks the quiet and well maintained communal garden.

Located in the vibrant area of Hackney, with a diverse variety of bars, restaurants and shops the apartment also benefits from the green spaces of London Fields & Victoria Park. The nearby London Fields Overground provides easy access to the City in addition there are various well-connected local bus routes.

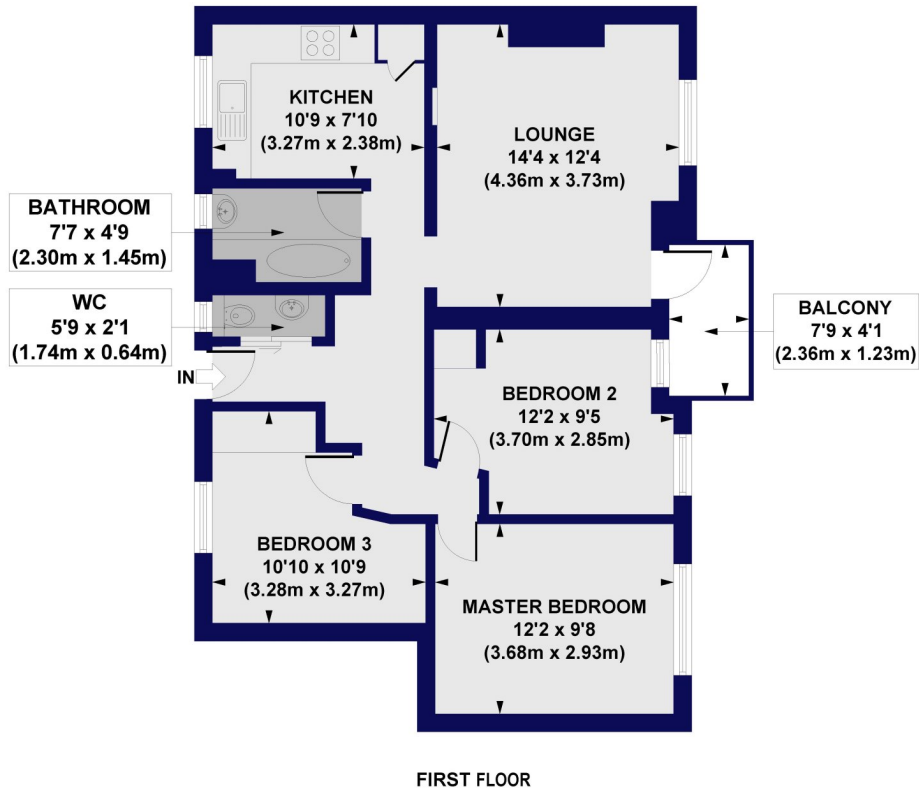
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

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Barclay House, Well Street, London, E9
 Approx. Gross Internal Floor Area 754 sq. ft / 70.01sq. m



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
73	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

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