



Homerton Road, London, E9

BUTLER & STAG



**Price Guide £400,000 - £450,000**  
**Forming part of this idyllic, waterside complex on the banks of the River Lea and the green spaces of Wick Wood, is this duplex 931 Sq/Ft two bedroom, two bathroom apartment.**



## Leasehold

- Waterside Development
- Two Bathrooms
- Duplex Apartment
- 24 Hour Concierge
- Chain Free
- Cash Buyers Preferred
- 931 Sq/Ft Internal Living Space
- Two Bedrooms
- Residents Gymnasium
- Communal Roof Top Terraces

This lavishly sized two-bedroom apartment features a flowing open plan living area, including a stylish, fully fitted designer kitchen with integrated appliances. This great modern apartment boasts two generous sized bed-rooms, two bathrooms (one en-suite) and ample storage space throughout.

Sky Apartments at Match Makers Wharf is located in one of the most scenic areas of East London. Offering sophisticated and stylish riverside living with an attractive vista across the marshes.

Retail therapy's covered when dusk falls in nearby Stratford. The area is full of entertainment options, you can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield. The options are endless.

Transport links include nearby Hackney Wick (Overground), Stratford (major hub including Central Line), Stratford Internation (DLR), all allowing for swift access to the City and Canary Wharf.

- \*LEASE LENGTH - 986 years
- \*SERVICE CHARGE - £1.958 PA
- \*GROUND RENT - £350 PA
- \*GROUND RENT REVIEW -
- \*COUNCIL TAX - BAND





## Sky Apartments, Homerton Road, E9

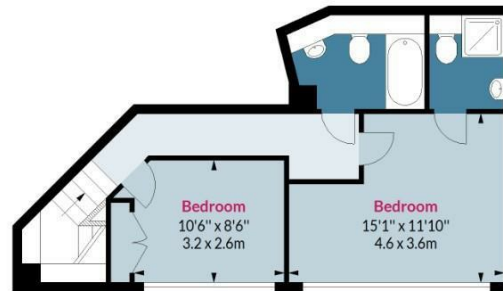
Approx. Gross Internal Area 931 Sq Ft - 86.49 Sq M

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### Ground Floor

Floor Area 467 Sq Ft - 43.38 Sq M



### First Floor

Floor Area 464 Sq Ft - 43.11 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.

lpaplus.com

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**BUTLER & STAG**

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.