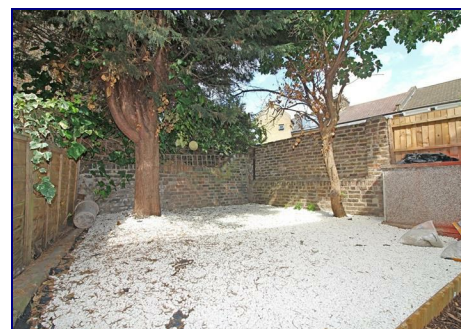




## **Brett Road, London, E8 1JP**

### **£1,350 Per Month**

Brett Road E8 is Positioned in the vibrant heart of Hackney, you will be in the centre of a thriving community, whilst still being accessible to London and beyond.

This stunning one bedroom garden conversion occupying the lower ground floor of this end of terrace Victorian House offering superb room proportions, impressive ceiling heights with contemporary finishing. Accommodation comprising of a modern kitchen, spacious reception room, beautifully finished bathroom with a very generous size double bedroom with sole use of rear garden.

The property is located a mere 2 minute walk from Hackney Central and Hackney Downs Stations with direct access to Stratford and links to Liverpool Street Station via Hackney Downs.

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### **Reception 13'3" x 13'3" (4.06 x 4.06)**

sash windows to front aspect, phone point, television point, power point and wooden floor throughout.

### **Kitchen 15'8" x 8'0" (4.79m x 2.46m)**

sash windows to rear aspect, french doors to rear aspect & private garden, wooden floor throughout. tiled splash backs walls, range of wall and base units with flat top work surface incorporated, integrated oven and gas hob, integrated fridge freezer, power points,

### **Bedroom 15'4" x 12'1" (4.69m x 3.70m)**

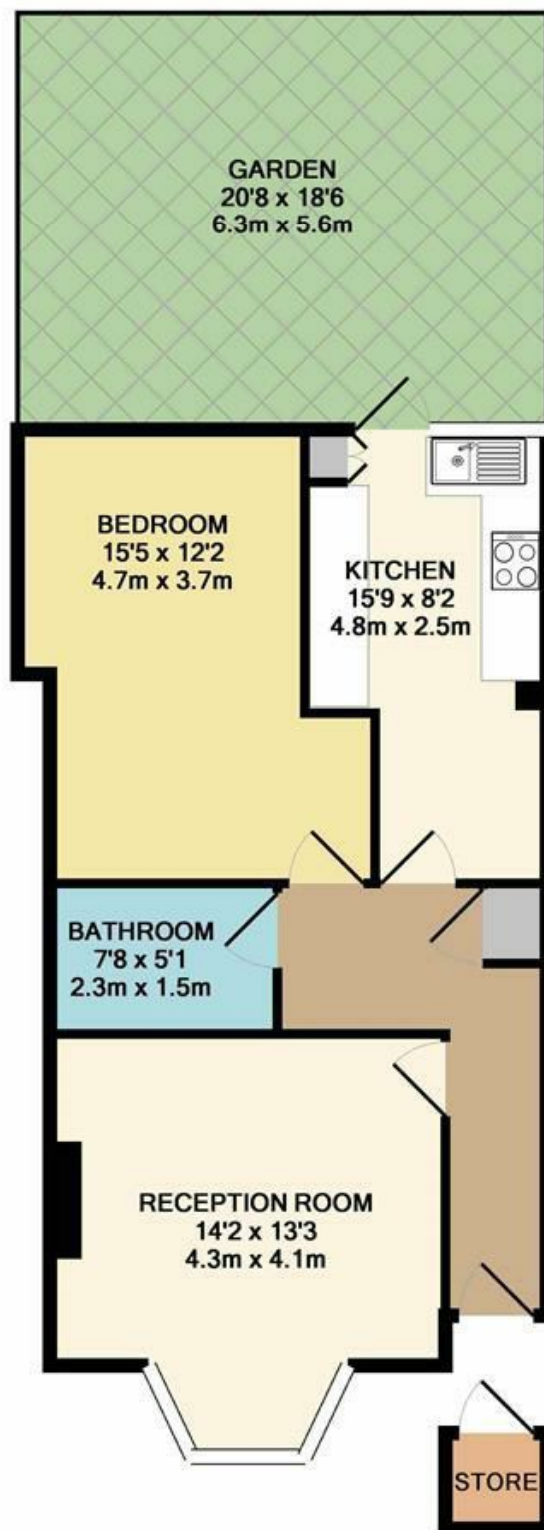
Double glassed windows to the rear aspect, over looking private garden double radiator, power points and wooded floor

### **Bathroom 7'7" x 5'1" (2.32m x 1.55m)**

tiled flooring, panel enclosed bath,with shower attached, pedestal wash basin, low level WC, fully tiled splash walls.

### **Garden 14'9" x 16'4" (4.50m x 5.00m)**

Steps leading up to garden mainly laid with Shingles, low maintenance



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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