



PRESTIGE & VILLAGE

UK's finest properties

£400,000

SEDGWICK STREET, LONDON, , E9 6AE



GUIDE PRICE £400,000 to £425,000

A very appealing, well-finished 1 bed apartment in a great Hackney location. A large, spacious, open plan living/dining/kitchen area provides a great space for relaxing and entertaining. The well sized double bedroom continues the bright spacious theme that runs throughout this apartment, courtesy of the high ceilings and large, full length windows. Two balconies provide beautiful, uninterrupted, City skyline views. If that's not enough, there is a large, communal rooftop terrace offering great views and the perfect place for entertaining guests. Situated on the 9th floor with the added bonus of being one of only 2 apartments on this level.

Very well located, you are a short stroll from Homerton High Street, with it's mix of local shops and restaurants. Also a short distance from the trendy Chatsworth Road, with it's excellent range of local shops, restaurants, coffee shops and the popular Sunday market with it's great mix of street food.

A great choice of green spaces too, with Hackney marshes nearby and the award winning, well maintained, Millfields Park, with basketball and tennis courts, football and cricket pitches, and 2 children's playgrounds.

Very well connected with excellent road links and transport facilities.







- 1 Bed Apartment
- Great Hackney Location
- Well-designed Contemporary Finish Throughout
- Large Living/Kitchen/Dining Area
- High Ceilings and Large Windows Throughout
- 2 Balconies Offering Beautiful City Views
- Large Communal Rooftop Terrace
- Well-maintained Modern Block
- Excellent Local Shops and Amenities
- Excellent Road and Transport Links







## LIVING/KITCHEN/DINING AREA

20'5" x 11'1" (6.24 x 3.40)

A large open plan living/kitchen/dining area that is well laid out. The large living area provides plenty of space to relax and entertain guests. The dual aspect windows allow a flood of natural light in which combines with the high ceiling to give a very spacious, open feel. The kitchen/dining area is equally as spacious, the modern, fully fitted kitchen comes complete with fitted appliances and provides ample storage and food prep areas. A full length glass french door leads onto the first of two balconies. This one is west facing, well sized and provides great, uninterrupted views of the City.



## BEDROOM

15'0" x 9'6" (4.59 x 2.90)

Large double bedroom which has been well finished with a contemporary design. Three full length glass panes allow a flood of natural light in which combines with the high ceiling to create a spacious, relaxing feel. A french



door opens out onto the second of two balconies, this one is north facing and provides beautiful City skyline views.

## BATHROOM

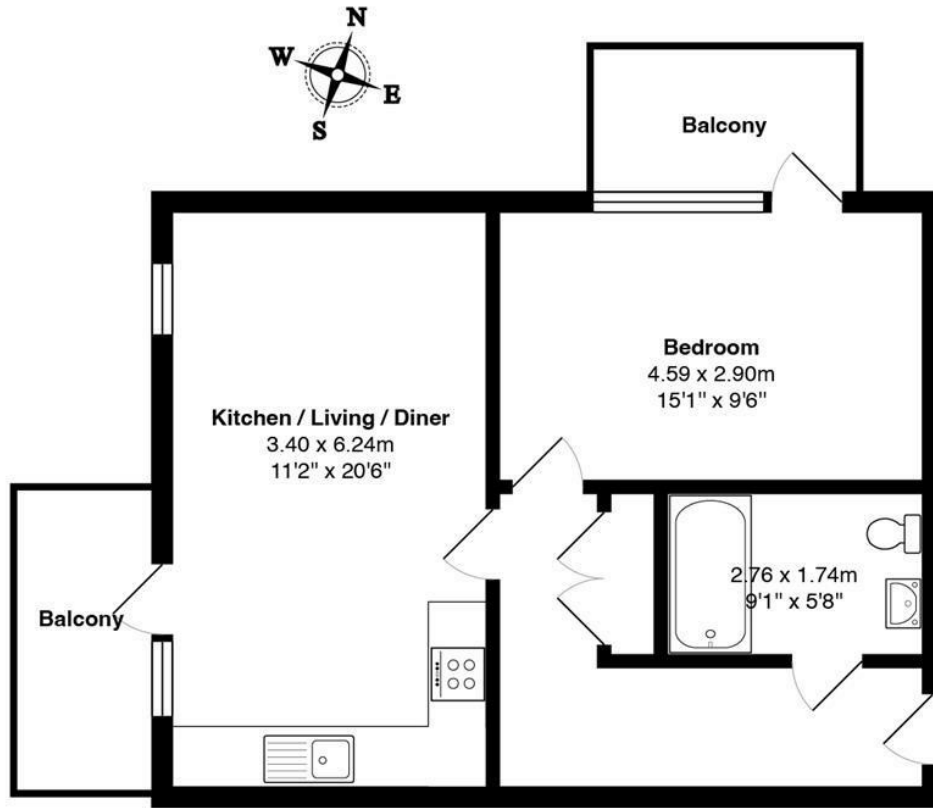
9'0" x 5'8" (2.76 x 1.74)

Well sized family bathroom which has been tastefully decorated and tiled throughout.

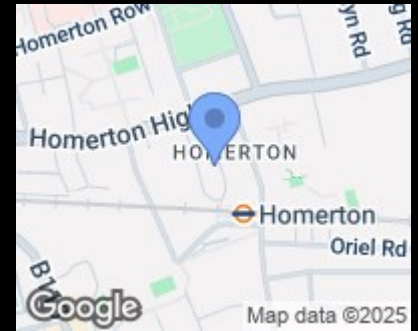


## 14-16 Sedgwick Street, E9

Total Area: 50.8 m<sup>2</sup> ... 547 ft<sup>2</sup> (excluding balcony)



All measurements are approximate and for display purposes only



Coming through either direction of the well-known Homerton High Street, head towards Homerton train station. Sedgwick Street is the turning directly opposite the Homerton Fire Station.

Hackney  
Band C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
95-100 A			10-15 A		
81-95 B			16-25 B		
69-81 C			26-35 C		
55-69 D			36-45 D		
40-55 E			46-55 E		
27-40 F			56-65 F		
13-27 G			66-75 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
81	81				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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