

Wild & Co.

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Mare Street, E8 1HP

Situated above a commercial premises on the pedestrianized section of Mare Street and therefore being in the heart of vibrant and cosmopolitan Hackney. Within a few minutes walk to both Hackney Central Overground Train Station with direct access to Liverpool Street as well as a myriad of bus routes from Hackney Bus Depot.

Mare Street is the main shopping street in Hackney with numerous independent businesses along with multi-national retailers. There are a multitude of restaurants, cafes and bars to choose from along with the famous Hackney Empire all within easy walking distance.

Guide Price £500,000 | Leasehold

Mare Street, E8 1HP



- Bright and airy
- Heart of vibrant Hackney
- 999 year lease
- Well proportioned throughout
- Close multiple bus routes
- Pedestrian and cycle route only
- 2 double bedrooms
- Close to Hackney Central and Hackney Downs Train Stations

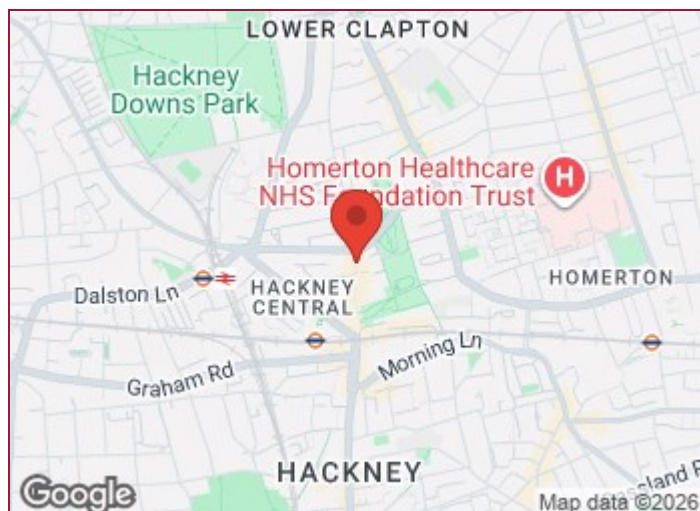
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The apartment is located on the first floor and offers bright well proportioned accommodation in excellent decorative condition. Comprising Entrance Hall with access to all rooms. Reception and kitchen. Two double bedrooms. Tiled bathroom.

Early viewing is strongly recommended.



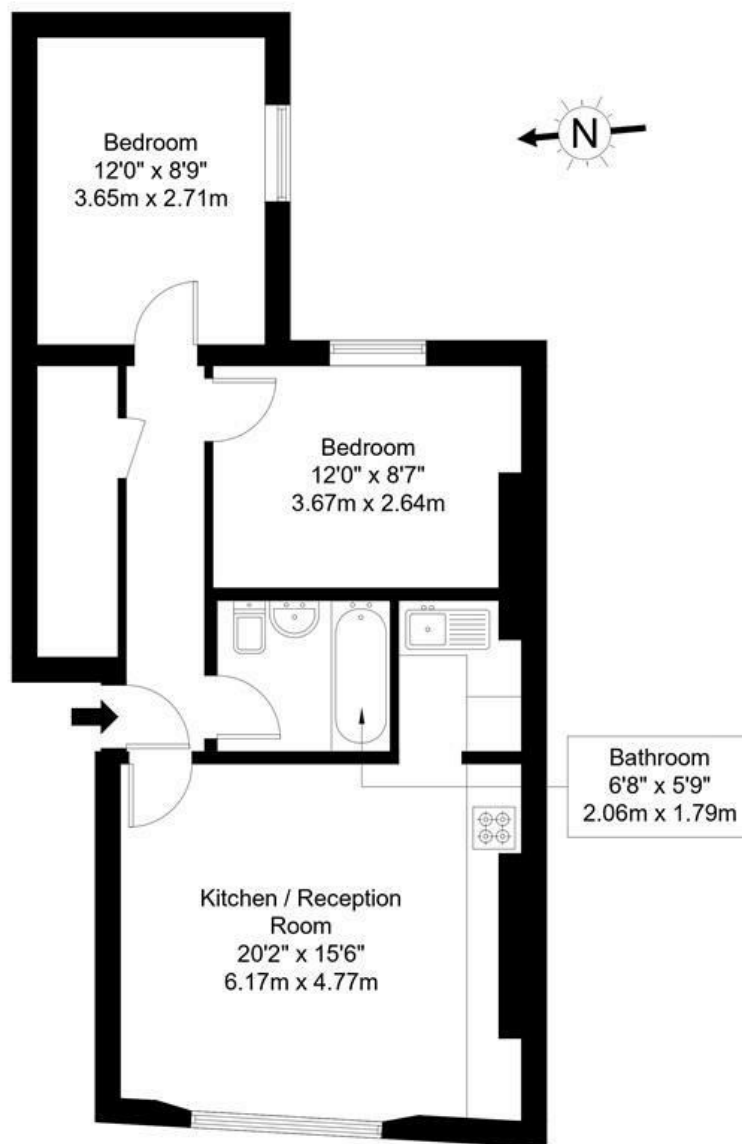
Directions

The pedestrianized section of Mare Street can be found between Dalston Lane and Amhurst Road.



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Approx Gross Internal Area = 56.33 sq m / 606 sq ft



First Floor

Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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