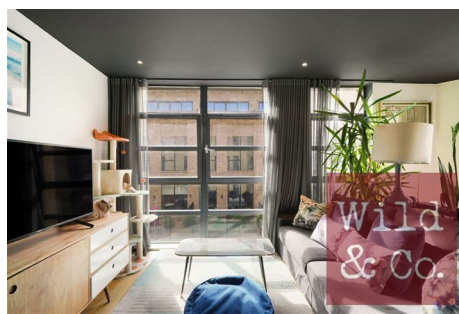


# Wild & Co.

wildandco.uk



## Roman Apartments, Silesia Buildings, E8 3PX

An exceptionally well presented contemporary purpose built apartment in the sought after London Fields environs, well located for the amazing variety of independent and multi national retailers shops and businesses on Mare Street, including the famous Hackney Empire theater, restaurants, cafes and bars. Numerous bus routes can be found on your doorstep, and within walking distance of London Fields Overground Train Station as well as Hackney Central Train Station.

The apartment offers well proportioned modern living space, with semi open plan kitchen area, two similar size bedrooms, bathroom.

Sensibly priced, early viewing is strongly recommended.

**Asking Price £575,000 | Leasehold - Share of Freehold**

# Roman Apartments, Silesia Buildings, E8 3PX

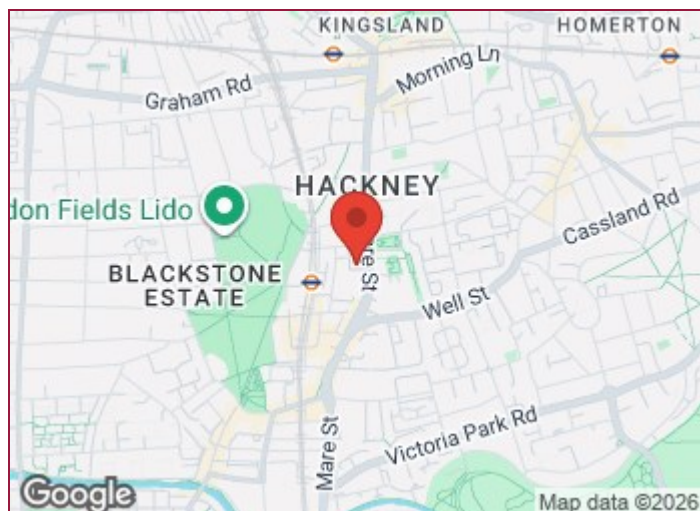


- Contemporary Purpose Built Block
- Close To Trains And Buses
- Similar Size Bedrooms
- Excellent Decorative Condition
- Close To Shopping Facilities
- Keenly Priced
- Located In London Fields
- Well Proportioned Living Space

Wild & Co. are delighted to offer for sale this: exceptionally well presented contemporary purpose built apartment in the sought after London Fields environs.

Well located for the amazing variety of independant and multi national retailers shops and businesses on Mare Street, including the famous Hackney Empire theater, restaurants, cafes and bars. Numerous bus routes can be found on your doorstep, and within walking distance of London Fields Overground Train Station as well as Hackney Central Train Station.

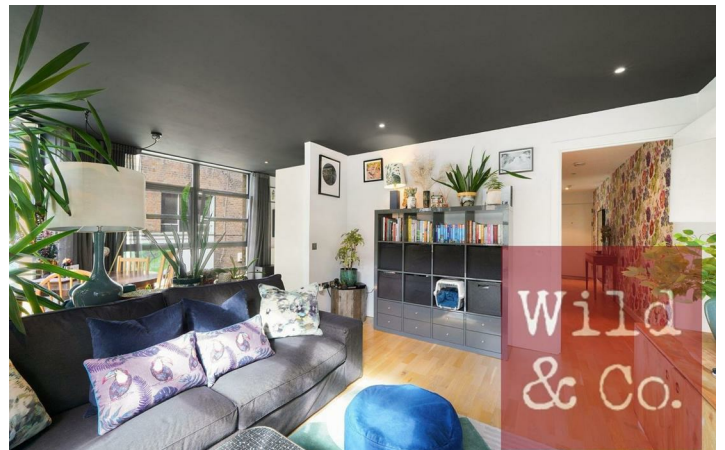
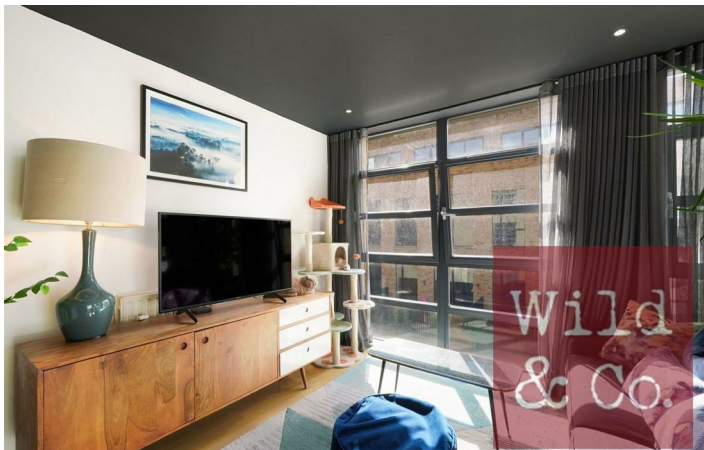
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## Directions

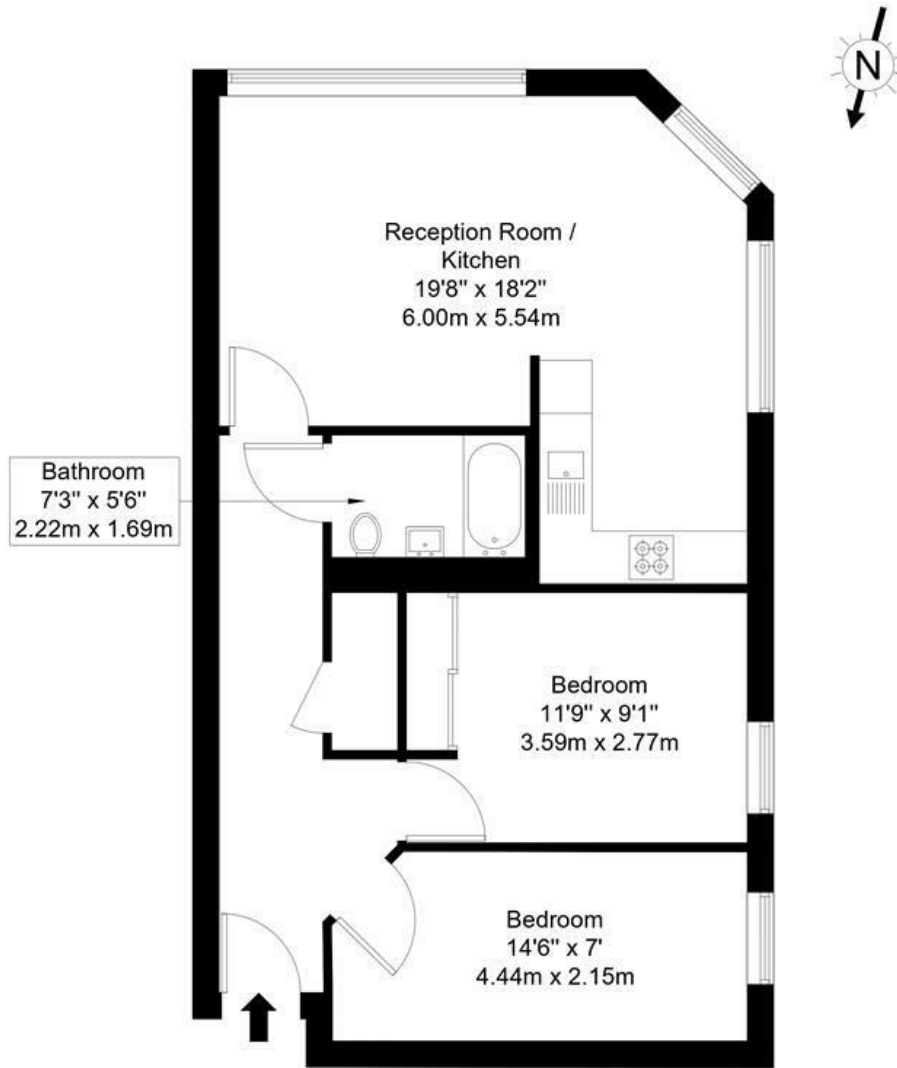
Silesia Buildings can be found directly off Mare Street.





# Silesia Buildings, E8 3PX

Approx Gross Internal Area = 62.8 sq m / 676 sq ft



First Floor

Ref :

Copyright

**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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

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.