

INNER CITY ESTATES

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Three-Bedroom Flat

Balcony

Ideal Investment

Spacious Bedrooms

Great Location Central Hackney

Offered Chain Free



Woolridge way
London, E9 6PR

£450,000

A superb opportunity to acquire this generously proportioned three double bedroom flat, ideally situated moments from Mare Street and the open green spaces of London Fields, in the heart of sought-after Hackney E8. Offering well-balanced accommodation with a bright and contemporary feel. A standout feature is the spacious separate kitchen, finished with modern units and some integrated appliances, and offering ample room for a dining table-perfect for both everyday living and entertaining

The flat comprises three equally sized carpeted double bedrooms. Each room benefits from large windows, allowing for an abundance of natural light, enhancing the sense of space throughout. Further benefits include a stylish, modern bathroom suite with tiled flooring and separate WC, neutral décor throughout and a lounge with wooden flooring leading to private balcony-ideal for enjoying outdoor space within an urban setting. Also benefits from hallway with storage

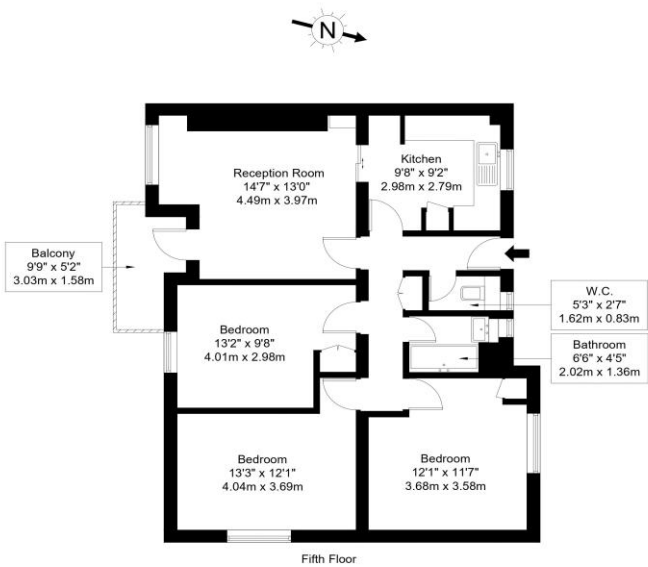
The property is set within a lively and well-connected neighbourhood, with an excellent array of independent cafés, restaurants, bars, and boutique shops all within easy reach. The popular London Fields park and Broadway Market are also nearby, offering weekend markets, green open spaces, and a strong sense of community.

Transport links are superb, with convenient access to the City and West End via nearby Overground stations and multiple bus routes along Mare Street, making this an ideal purchase for commuters. This property represents an excellent opportunity for owner-occupiers and investors alike, combining location, space, and modern finish in one of East London’s most desirable areas.



Woolridge Way, E9 6PR

Approx Gross Internal Area = 75.51 sq m / 813 sq ft
Balcony = 3.86 sq m / 41 sq ft
Total = 79.37 sq m / 854 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Early viewing is highly recommended!

Offered Chain Free
Council Tax C
Service Charge £2581 pa
Ground Rent £9 pa
Lease 90 Years