Saratoga Road, E5



Located on this popular tree lined residential street west of Chatsworth Road and in the heart of a friendly community, Blakestanley have the pleasure in offering this three-bedroom split level flat arranged over the upper floors of a Victorian conversion enjoying 1052sqft (97.7sqm) of living space. On the first floor is a semi-open plan dual aspect reception / kitchen / diner with an abundance of light and entertaining space, as well as a separate W.C., office and west facing balcony to enjoy sunsets after a busy day at work. The three bedrooms and three-piece bathroom suite are set over the second and third floors. Within walking distance to the green spaces of Millfields Park, Hackney Downs & Hackney Marshes. Lower Clapton Road and Chatsworth Road offer an array of amenities including Chatsworth Road Sunday Market, local boutique cafes and restaurants. The property also sits within the catchment area of both Rushmore and Millfields Primary Schools. Being sold chain free.

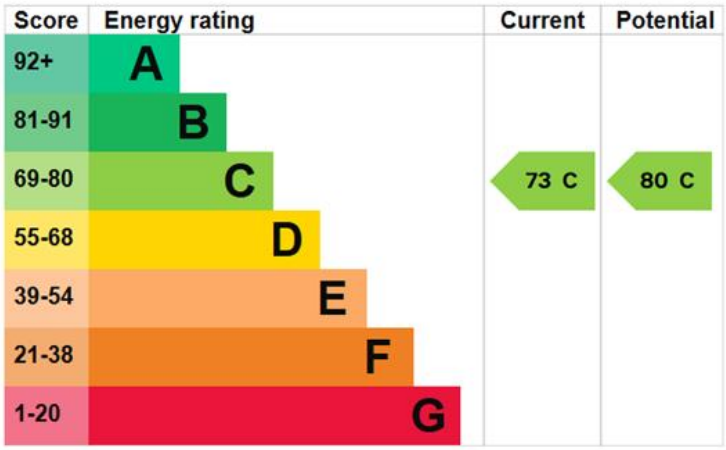
£725,000

Share of Freehold

KEY FEATURES

- Dual aspect reception / kitchen / diner.
- Bright & airy.
- Three bedrooms.
- Three piece bathroom suite & separate W.C.
- West facing balcony.
- Numerous local amenities.
- An array of transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 116 years	(Advised by Vendor)
SERVICE CHARGE:	Ad-hoc	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.








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TOTAL AREA INCLUDES. EAVES STORAGE 106 SQ.FT. RESTRICTED HEIGHT 45 SQ.FT

TOTAL FLOOR AREA : 1052sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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