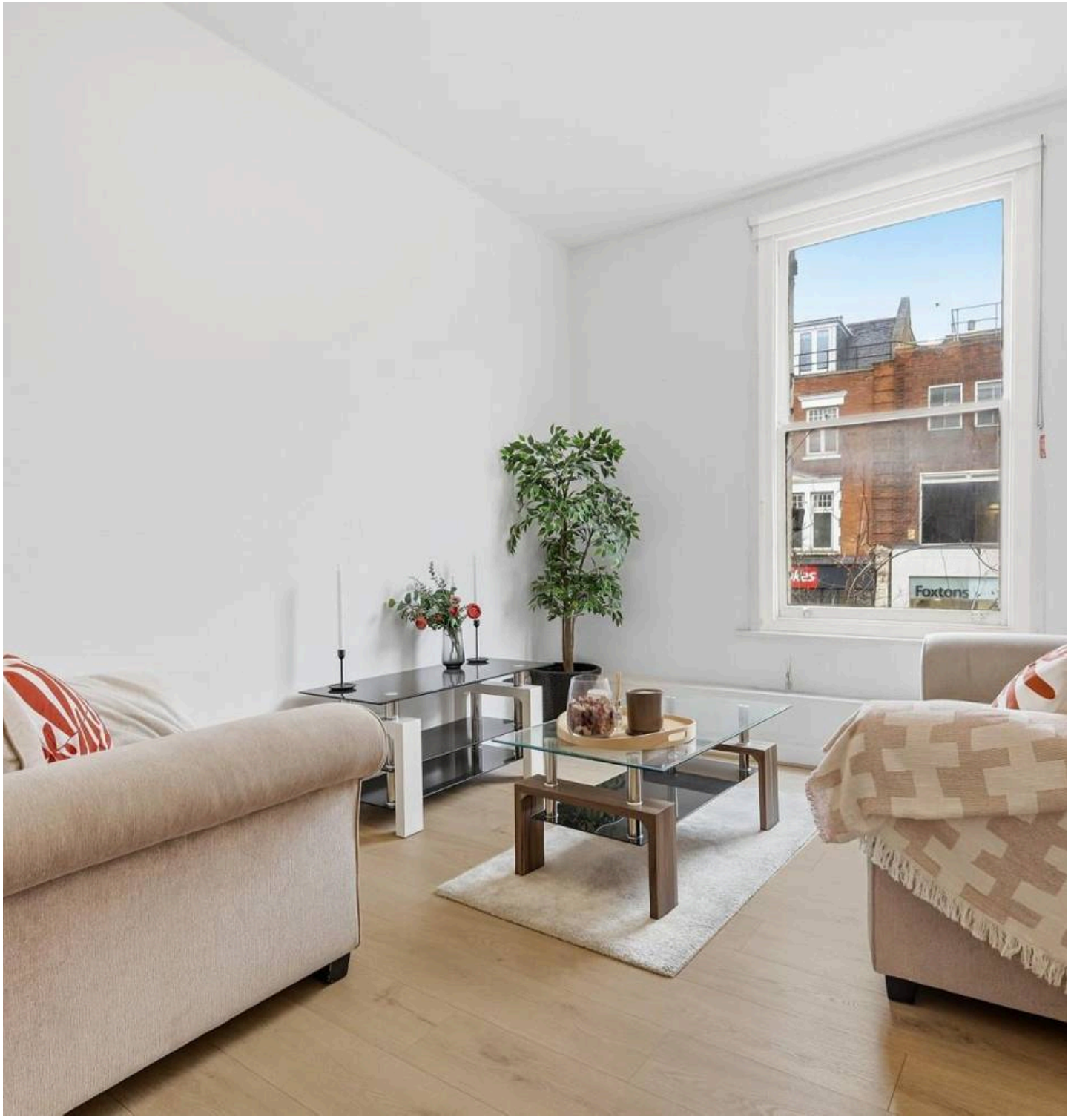


Sylvester Path, Hackney

Hackney

Guide Price £375,000

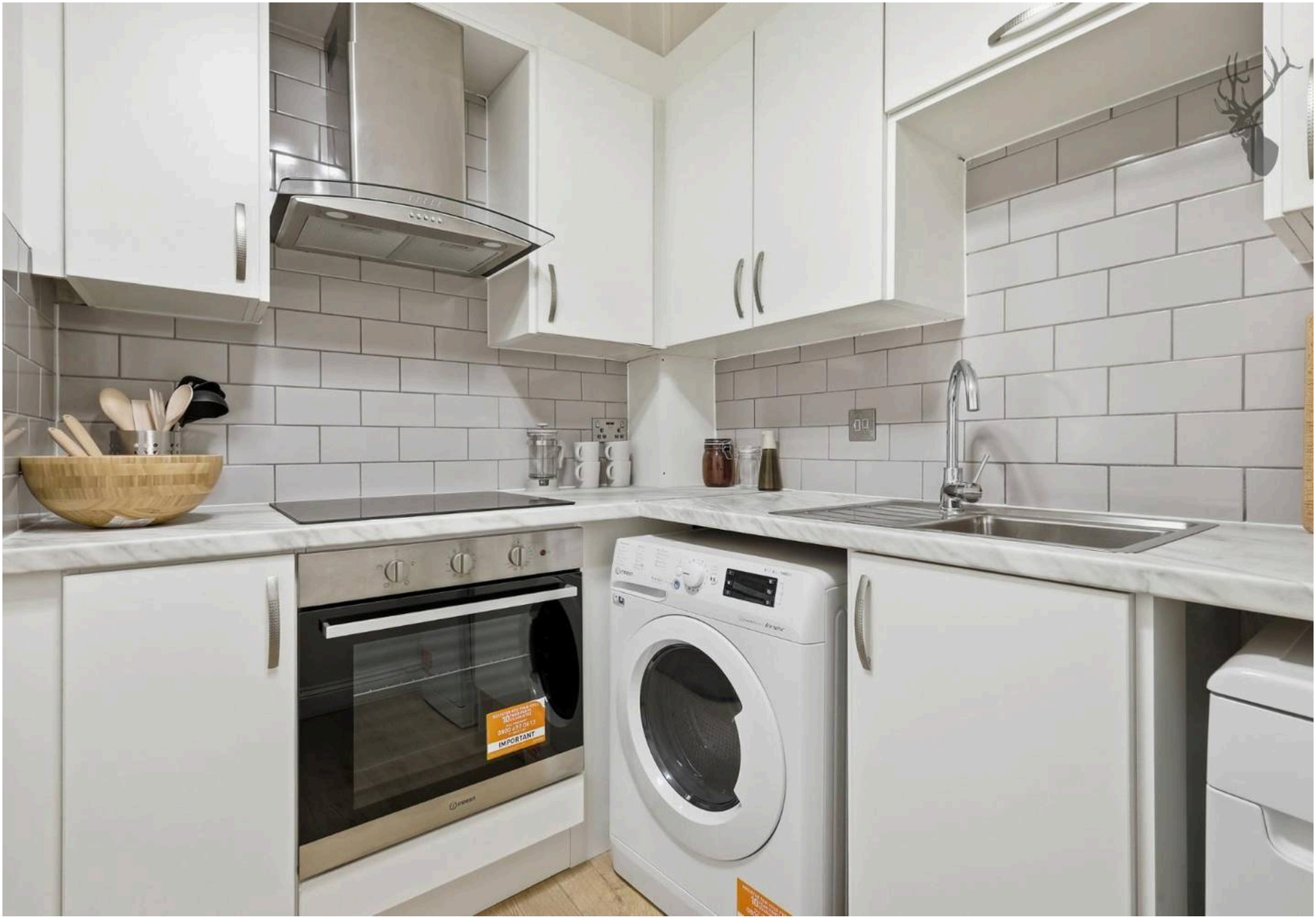


Sylvester Path

Hackney

Primely positioned on a quiet, pedestrianised mews in the very heart of Central Hackney is this charming lateral conversion, set within a characterful period residence.

- Period Conversion
- Two Bedrooms
- Chain Free
- 717 Sq/Ft Internal Living Space
- Modern Bathroom
- Separate Kitchen
- Bright and Spacious Living Room
- Hackney Central Station Close By


IMPORTANT

The accommodation comprises a welcoming reception hall leading into a generous living and entertaining space, separate well appointed fitted kitchen. There are two comfortable bedrooms and a spacious, modern bathroom, all presented with thoughtful design and modern finishes.

Offered to the market with no onward chain, the property is ideally located within easy reach of Hackney Central, Hackney Downs, and London Fields Overground stations. The vibrant destinations of Broadway Market and Mare Street are moments away, offering an eclectic mix of restaurants, cafés, independent shops, and cultural hotspots. London Fields Park, with its lush green spaces and renowned lido, provides the perfect nearby escape.

Council Tax band: C

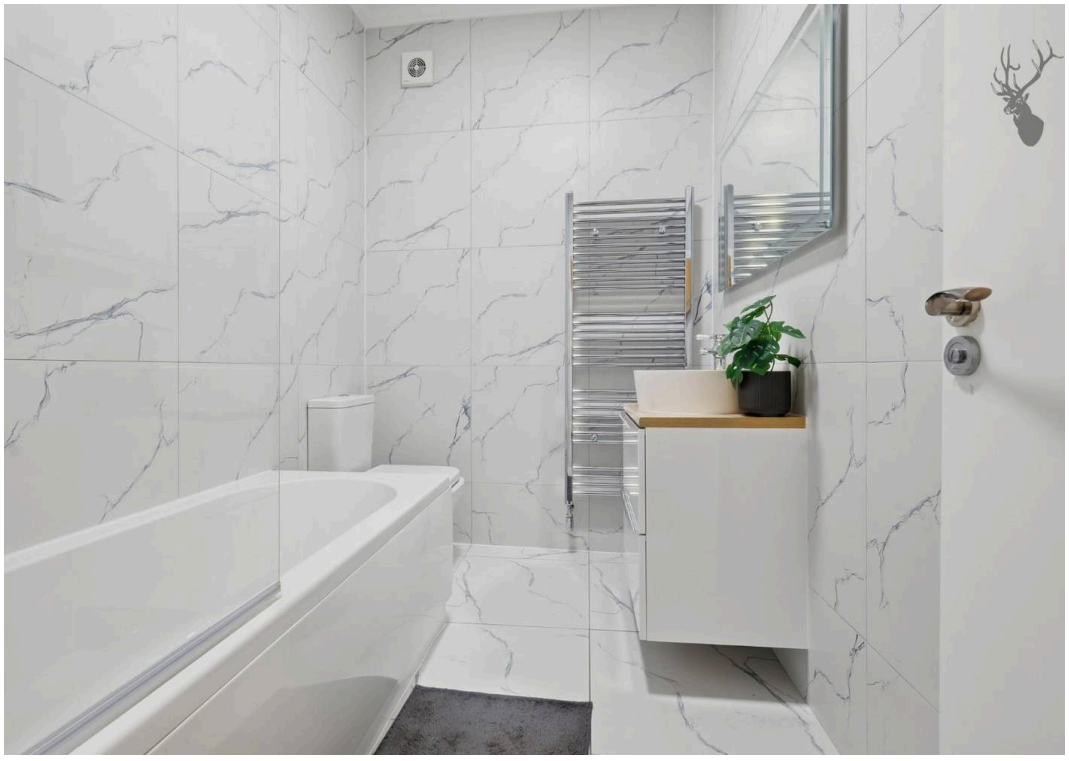
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:













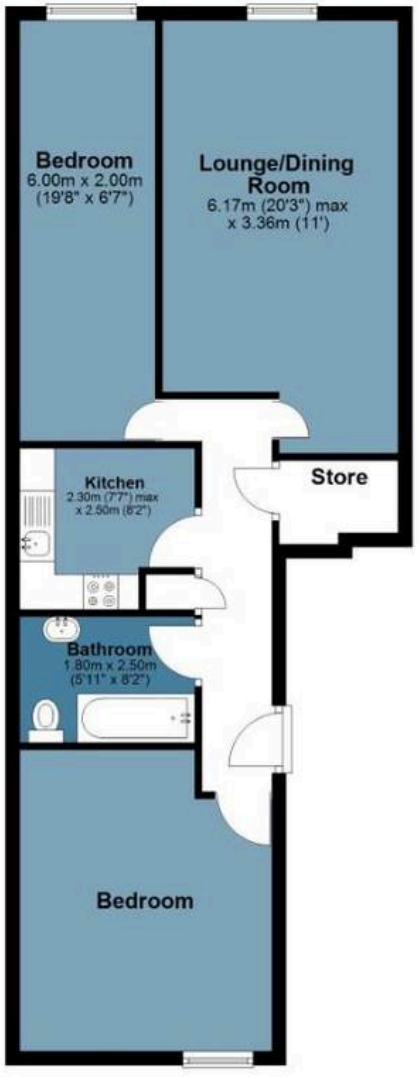
Sylvester Path B

BUTLER & STAG

Approx. Gross Internal Area 66.7 Sq M (717.7 Sq Ft)

Ground Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



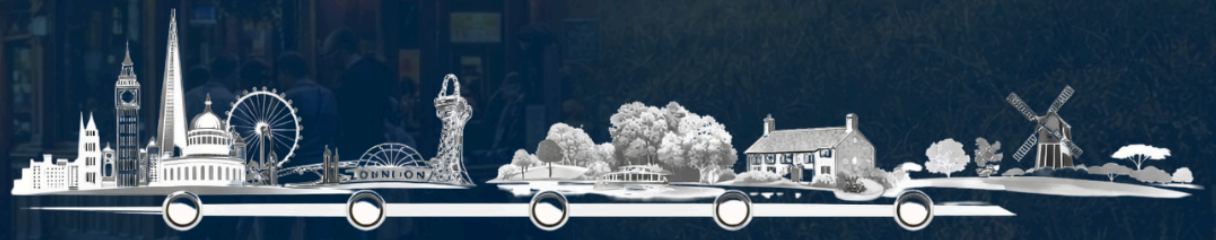
Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.