

1 Bed Apartment In 63 Sigdon Road , London, E8 1AW

£489,000



## SHORT DESCRIPTION

Property Ref: 16304 This is a stunning, very spacious, very bright 1-bedroom warehouse conversion. High ceilings and massive windows give the flat a genuine sense of scale, making it feel airy and much larger than a typical apartment. The expansive open-

plan layout features beautiful wooden floors and a high-spec kitchen, plus a bedroom with a striking four-door maroon wardrobe. The property is entirely all-electric, which means no gas maintenance hassle or annual safety certificates to worry about. It offers significant internal storage and the security of a well-kept building with electric car and pedestrian gates. Perfectly situated in the heart of Hackney, it sits on a quiet residential road within walking distance of London Fields and the vibrant nightlife of Broadway Market. Excellent public transport links are moments away, with Hackney Central and London Fields stations providing fast, direct access into the City and Liverpool Street. Property Type: Apartment Full selling price: £489000.00 Pricing Options: Offers in excess of Tenure: Share of Freehold Council tax band: C EPC rating: E Measurement: 543 sq.ft. Outside Space: Rear Garden Parking: Communal, Gated, Residents, On street Heating Type: Double Glazing, Eco Friendly, Electric Heating, Night Storage, Solar Powered Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



**Bed Room(s)**



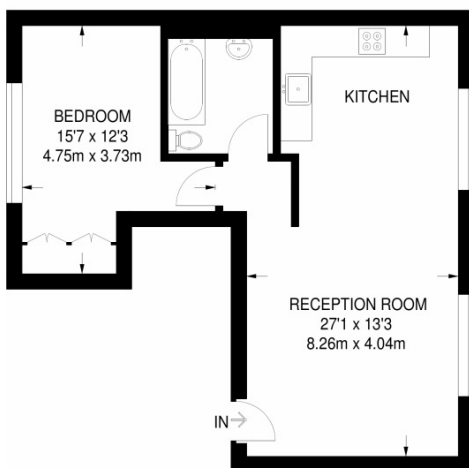
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**THIRD FLOOR**  
543 SQ FT / 50.4 SQ M

## **EPC GRAPH**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Valid until 9 March 2036	Certificate number 0255-3059-3207-5566-9204
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Property type	Mid-floor flat
Total floor area	48 square metres

### Rules on letting this property

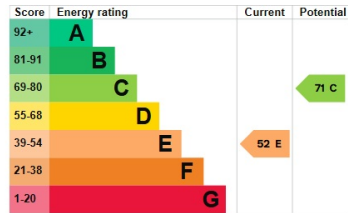
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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