



PRICE GUIDE

**£475,000**

**Frampton Park Road**

London, E9 6QB

Step into the Heart of Hackney!

Guide Price: £475,000 - £500,000

Devonshire Hall, Frampton Park Road, E9 6QB

Situated in a well-maintained purpose-built block, this three double bedroom split-level apartment offers an excellent opportunity for first-time buyers to acquire a spacious home in the heart of Hackney.

**Property Features:**

Bright and Spacious Reception Room: Ideal for relaxation and entertaining.

Separate Fitted Kitchen: Equipped with contemporary appliances and ample storage.

Three Generous Double Bedrooms: Providing comfortable living space for all occupants.

Family Bathroom: Featuring modern fixtures and fittings.

**Location Highlights:**

Excellent Transport Links: A short walk to London Fields Overground Station, offering swift connections to Liverpool Street Station. Multiple bus routes from Mare Street provide easy access to the City and beyond.

Abundant Green Spaces: Enjoy the open spaces of London Fields and the expansive Victoria Park, both within strolling distance.

Vibrant Local Amenities: Explore the bustling Broadway Market with its array of food stalls, cafes, and independent shops. Mare Street offers a varied range of additional shopping and dining options.

**Additional Information:**

Leasehold: 88 years remaining

Service Charge: £1,923.66 per annum

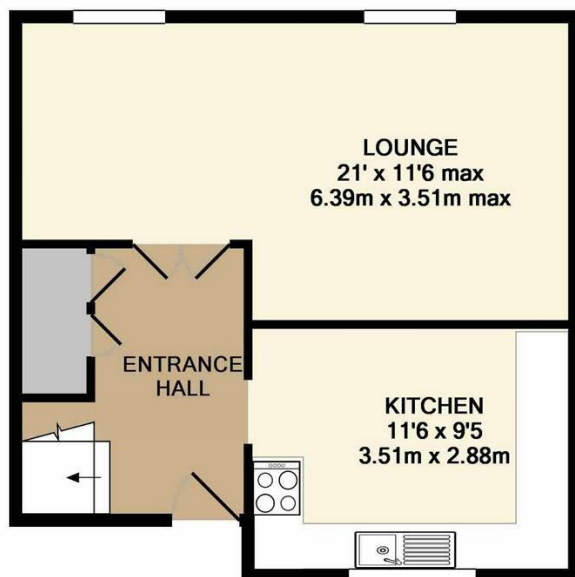
Ground Rent: £10 per annum

Council Tax: Band C

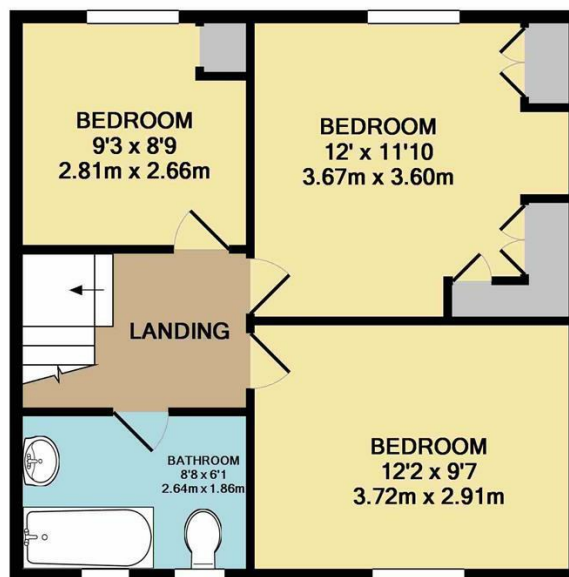
This property combines generous living spaces with a prime location close to bustling amenities yet situated on a quiet leafy street. This is an ideal choice for first-time buyers seeking a dynamic lifestyle in a prime location and for those looking to immerse themselves in the vibrant Hackney community.







GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

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>	52	63
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**  
88 Cheshire Street  
London  
E2 6EH

**OFFICE DETAILS**  
0207 739 6969  
info@peachproperties.com  
www.peachproperties.com