



**KINGSLY ESTATE AGENTS**

# 1 Bedroom Flat for Sale - Offers in Excess of £250,000

Paragon Road, Hackney, London, UK, E9 6PQ



• ONE BEDROOM • LEASEHOLD • EPC RATING C • COUNCIL TAX BAND B

☎ 02088 844 844

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📍 315 Chase Road, Southgate, London N14 6JT

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Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275  
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## Description

A perfect one bedroom apartment situated on the sixth floor of this lift serviced block and located only yards away from a vast amount of amenities including several stations, coffee houses, street food markets, fashion boutiques, bars and restaurants.

Spanning an impressive 560 sq ft of internal space, the apartment offers great views from all aspects and offers a large reception room leading directly on to a south facing balcony, separate fully fitted kitchen, large bedroom and full suite bathroom.

Cash buyers or purchasers with bespoke financial arrangements only &#8211; this property is not suitable for standard mortgage lending due to its high-rise construction and/or specific building criteria. Buyers are advised to consult with their financial adviser or lender prior to arranging a viewing.

## Location

Situated in a sought-after location, Paragon Road offers residents plenty of amenities within easy reach. Local shops, cafes, and restaurants are just a short stroll away. Excellent transport links, with convenient access to bus routes and nearby train stations such as Hackney Central.



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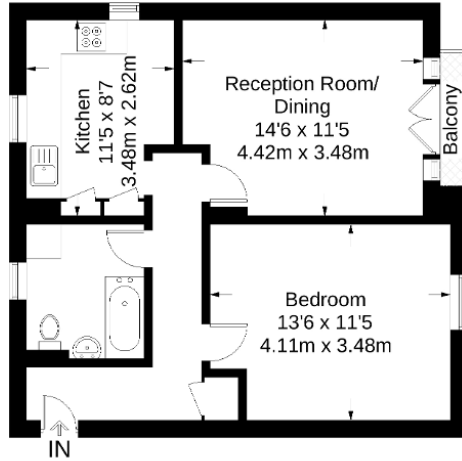
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## Trelawney Estate

Approximate Gross Internal Area = 560 sq ft / 52 sq m



Sixth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

### Additional Information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

