

Seal Street, Hackney, E8

Kinleigh Folkard & Hayward









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Offers in excess of £700,000 Leasehold

Seal Street is a quiet road located just off Shacklewell Lane, offering easy access to an array of local shops, cafés and the open green spaces of Hackney Downs. Hackney Downs, Rectory Road, Dalston Kingsland and Dalston Junction Overground stations are all within walking distance, providing excellent transport links across London.

- Three double bedrooms
- 22'4 reception room
- Open plan kitchen
- 19'3 study
- Two bathrooms
- Well presented
- Extensive storage space
- Own private entrance

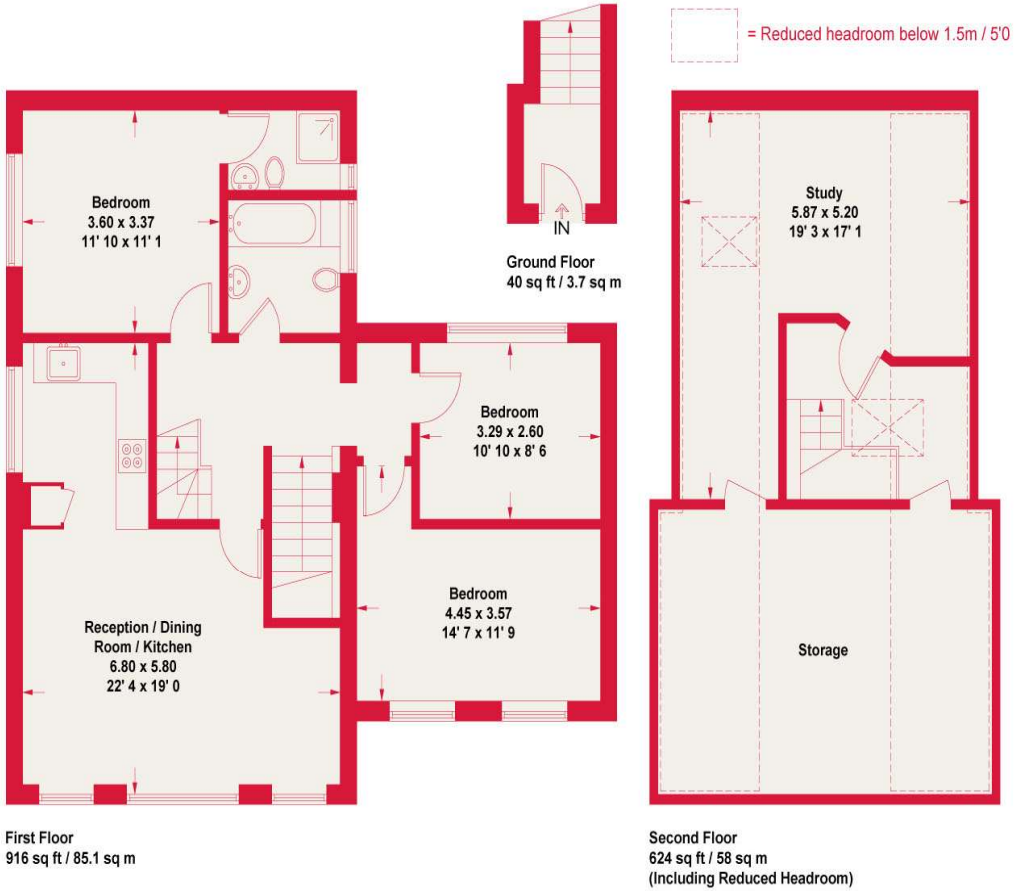
Exceptional, unique and spacious 1580 sq ft three double bedroom, two bathroom maisonette with a study and substantial storage space arranged over the upper floors of this attractive house.

Local Authority
Hackney

For more information or to arrange a viewing please contact:

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298 Upper Street
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Approximate Gross Internal Area = 1237 sq ft / 114.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 343 sq ft / 31.9 sq m
Total = 1580 sq ft / 146.8 sq m

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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