

## Sylvester Road, E8

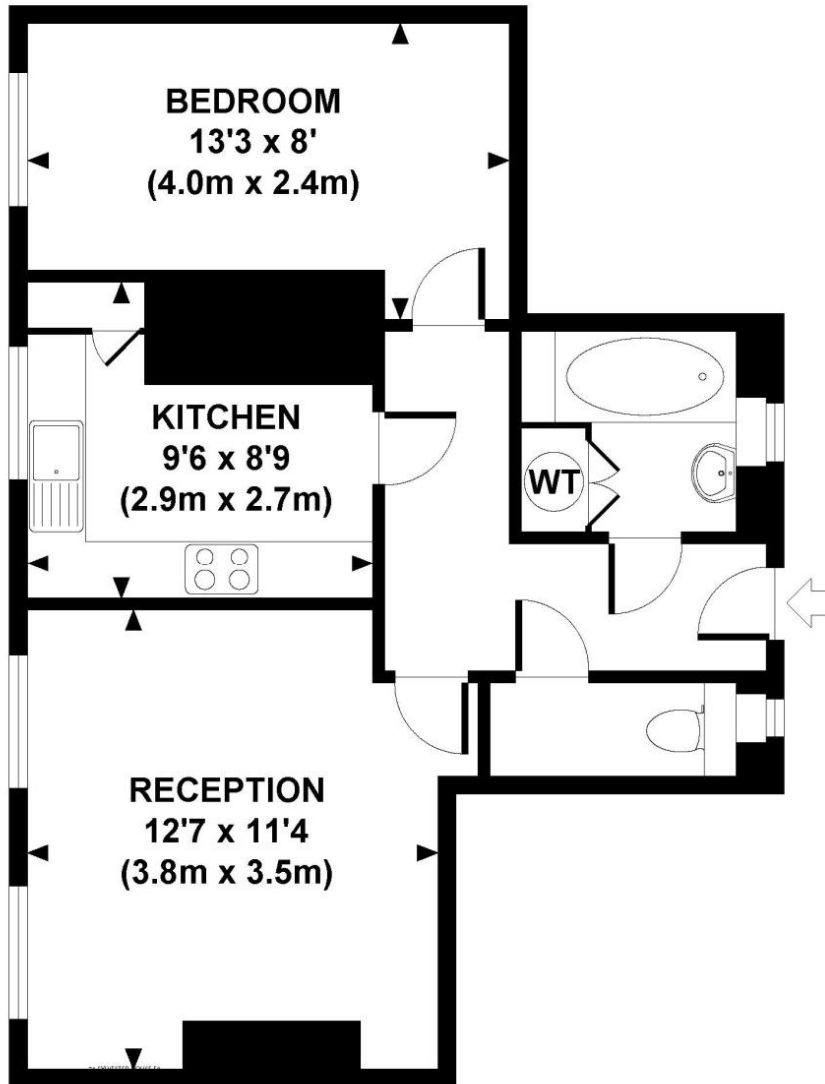


A one bedroom third floor apartment situated within a purpose built Victorian building. The property is served by a communal lift and the accommodation comprises a large reception room, separate kitchen, double bedroom and bathroom. Sylvester House is nestled between Sylvester Road and Wilton Way, therefore it is well positioned for the local amenities including the Hackney Empire. Hackney Central station is within 400 metres of the property as well as the many bus routes serving Mare Street. Early viewing recommended.

Price: £199,950 Leasehold

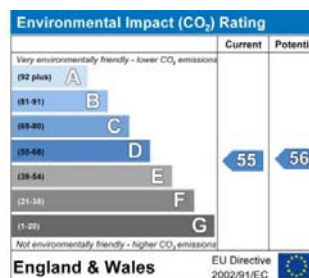
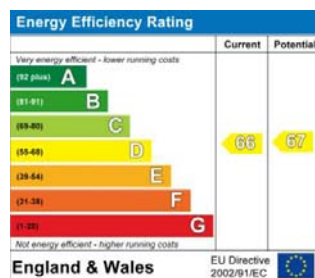
# SYLVESTER HOUSE, E8

Approx. gross internal area  
455 Sq.Ft. / 42 Sq.M.



## THIRD FLOOR

Every attempt has been made to ensure the accuracy of this floorplan however, measurements are approximate and for illustration purposes only. Measured in accordance with R.I.C.S. code of measuring practice. Not to scale.



Important Notice: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. 3. Whilst all information contained in these particulars whether in the text, plans or photographs is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.