The Bespoke Agent ™

Sylvester Path E8

Leasehold
2 Bed 1 Bath
665 sqft (approx.)

Occupying the upper floors of a Victorian terrace on the quietly tucked-away Sylvester Path, this two-bedroom maisonette extends to approximately 665 sqft, combining period character with well-balanced living space in the heart of London Fields.

- Period Features
- Moments from London Fields
- Victorian Conversion

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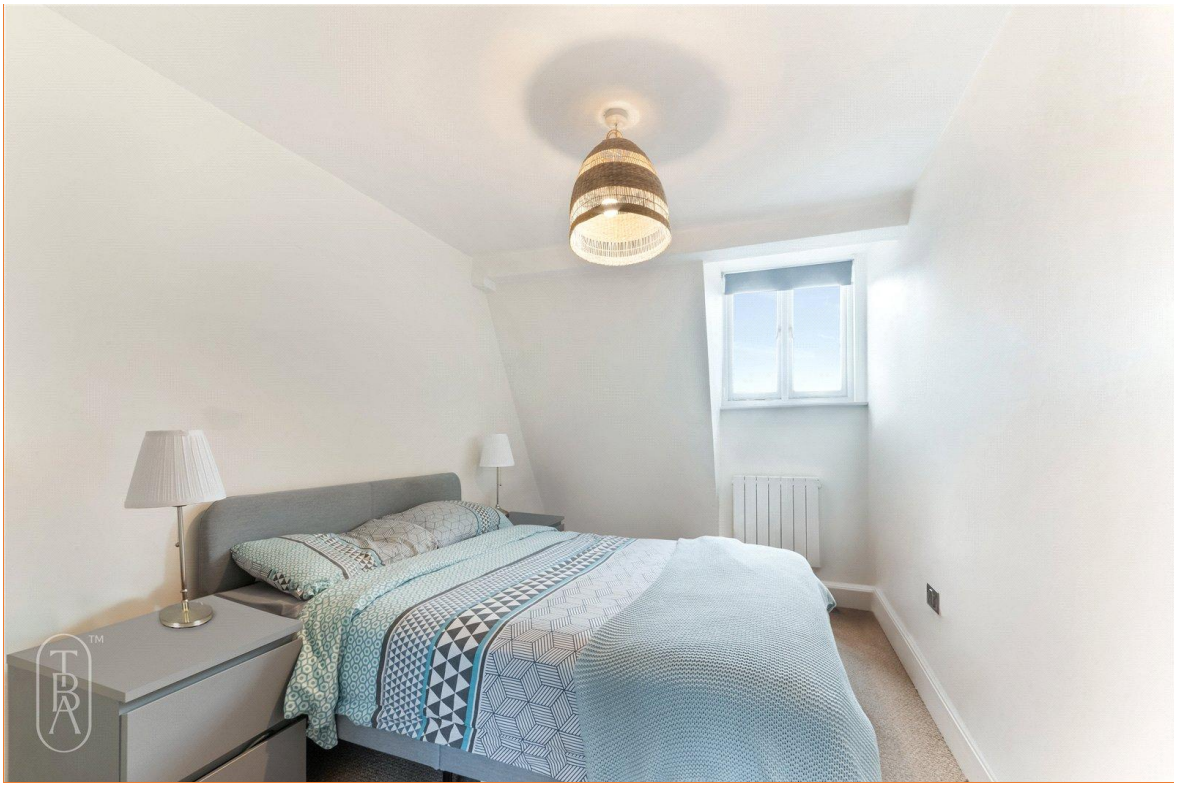
BRIGHTON
Health & Pleasure
CORNWALL

Arranged over two floors, the apartment opens onto a bright reception room where high ceilings, original timber floorboards and large sash windows create a wonderful sense of volume and natural light. The fitted kitchen sits alongside, offering a clean, contemporary finish with integrated appliances.

Upstairs, two well-proportioned double bedrooms are served by a modern bathroom with both a bath and overhead shower, making the layout equally suited to first-time buyers, professionals or those looking for a well-located London home.



Perfectly positioned between London Fields, Broadway Market and Hackney Central, the apartment enjoys some of East London's best cafés, restaurants and independent retailers on its doorstep. London Fields itself, with its open green space, Lido and weekend market, is just a short walk away, while London Fields and Hackney Central stations provide excellent connections across the capital.

Offering period charm, a practical layout and an enviable location moments from everything that makes London Fields one of East London's most sought-after neighbourhoods, this is a home that perfectly balances character and convenience.

*The current owners are in the process of purchasing the freehold jointly with the ground-floor apartment, meaning the property will benefit from a share of the freehold upon completion.

Tenure: *Leasehold
Lease Length: *90 years and 9 months
Service Charge: TBC
Ground Rent: £50 per annum (approx.)
Parking: N/A
Local Authority: Hackney Council
Council Tax Band: C

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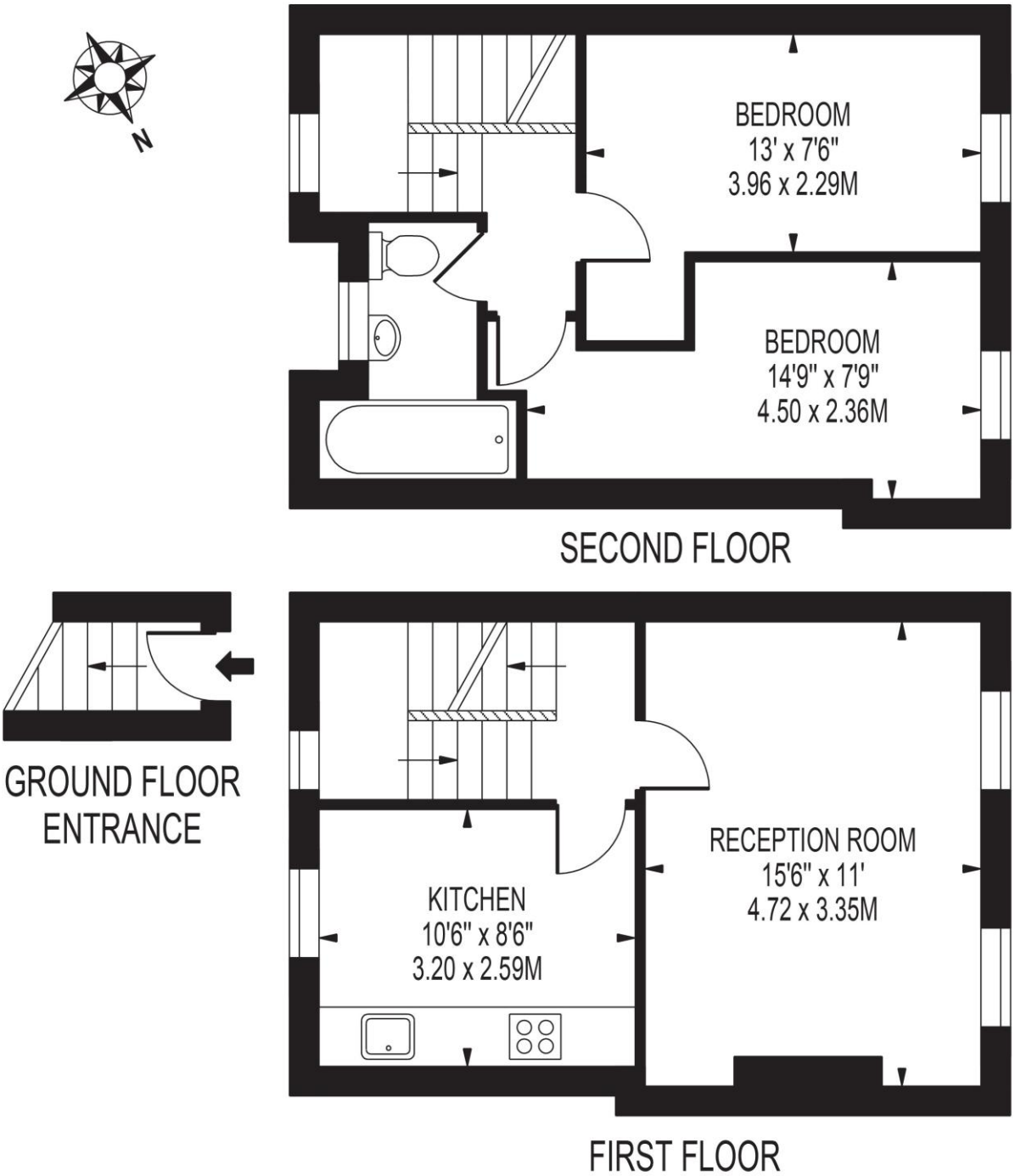
SYLVERSTER PATH

APPROXIMATE GROSS INTERNAL FLOOR AREA: **666 SQ FT - 61.83 SQ M**



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