



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



The Bespoke Agent™

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.



The Bespoke Agent™

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

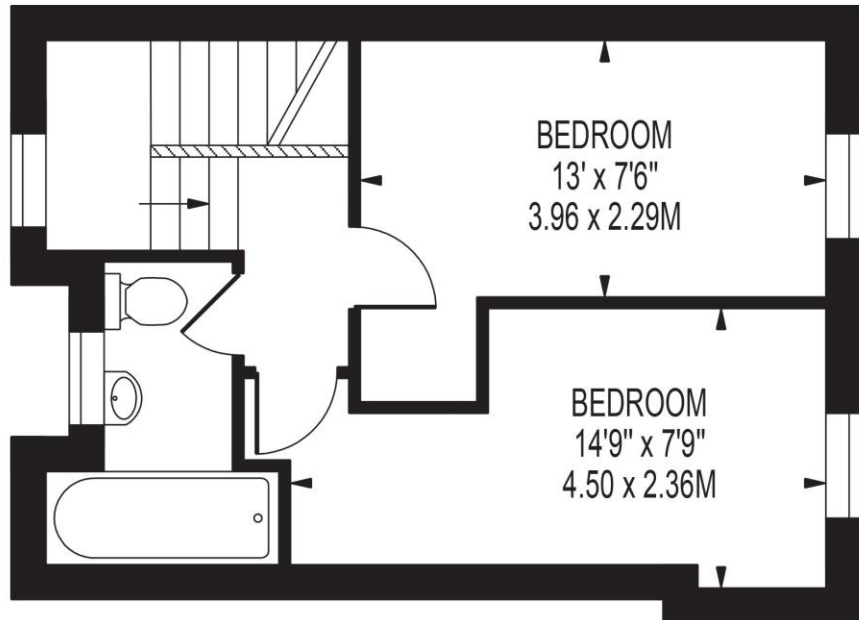
Local Authority: Hackney Council

Council Tax Band: C



SYLVERSTER PATH

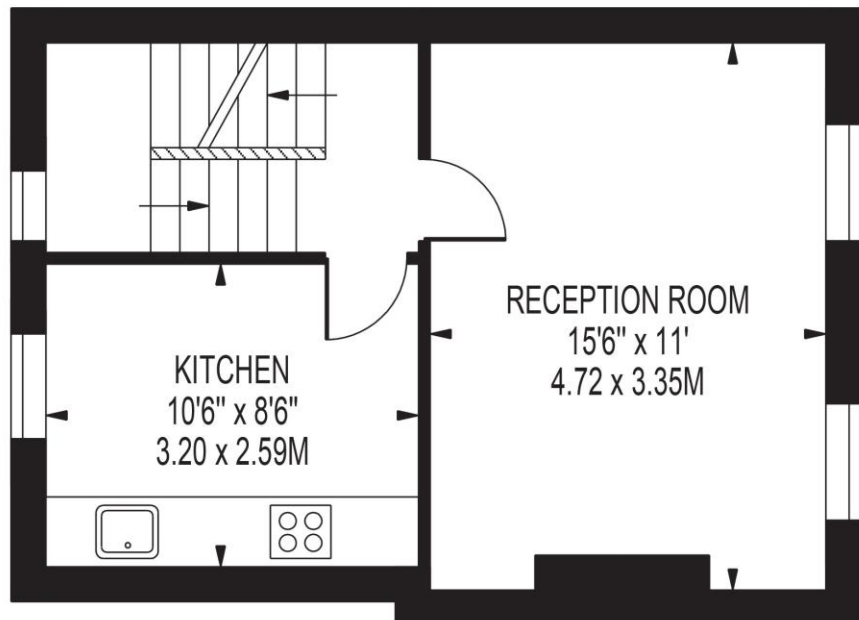
APPROXIMATE GROSS INTERNAL FLOOR AREA: 666 SQ FT - 61.83 SQ M



SECOND FLOOR



GROUND FLOOR
ENTRANCE



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.