



First Floor

7A Sylvester Road, Hackney, E8 1EP

An Attractive First-Floor Studio To Let in Hackney Central.

425 sq ft
(39.48 sq m)

- Characterful Fit-out
- Excellent Natural Light
- Available Now
- New Lease Contract
- Open Plan Layout
- 4 minutes walk from Hackney Central Station
- Shared Bathroom
- 425 Sq Ft

First Floor, 7A Sylvester Road, Hackney, E8 1EP

Summary

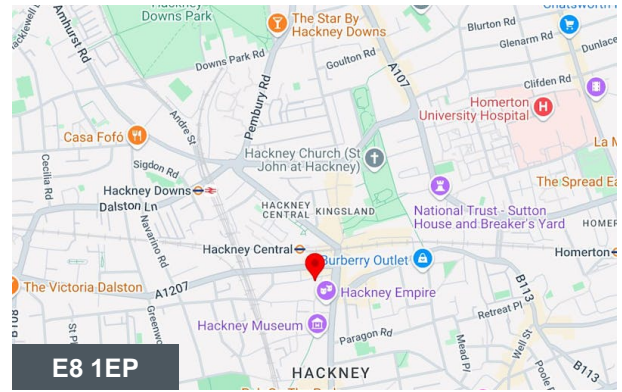
Available Size	425 sq ft
Rent	£16,300 per annum
Rates Payable	£4,333 per annum
Rateable Value	£8,843
Service Charge	£200 per month + Building Insurance is £52.75 per month
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A characterful first-floor office in Hackney Central, situated in a stylish period conversion, offers an inspiring workspace in the heart of East London. This private unit benefits from abundant natural light and modern finishes, creating a bright and airy environment ideal for creative and professional businesses.

Location

The studio is located a 4-minute walk from Hackney Central Overground Station. Hackney Central is a vibrant East London hub with excellent Overground links, independent shops, cafes, and restaurants. Close to green spaces like London Fields and Hackney Downs, it's a dynamic, creative area perfect for professionals.



Viewing & Further Information



George Sarantis

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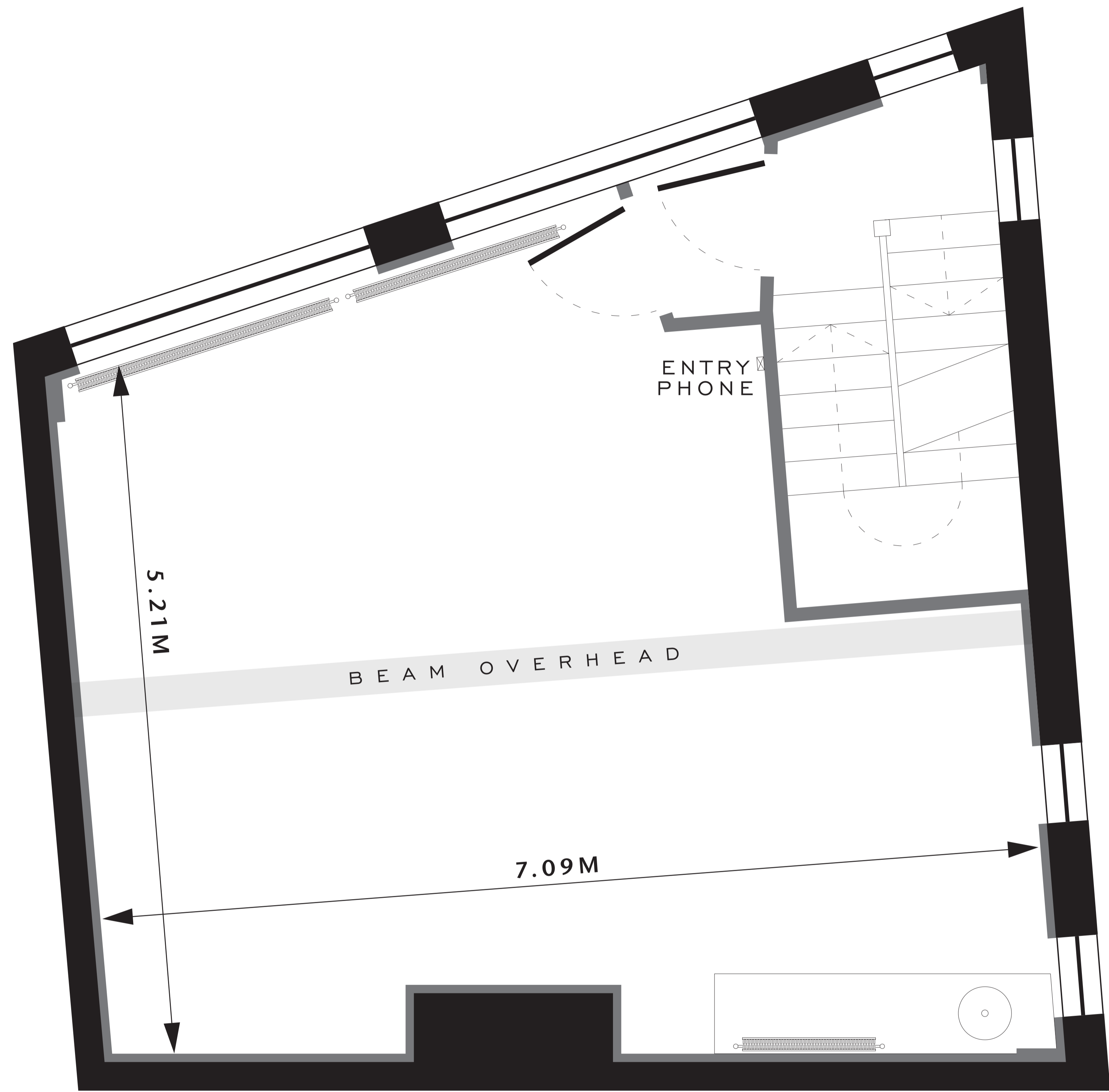
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FIRST FLOOR:
471SQFT/43.8SQM
INCLUDING LIMITED USE AREA
(10SQFT/0.9SQM)