



## 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

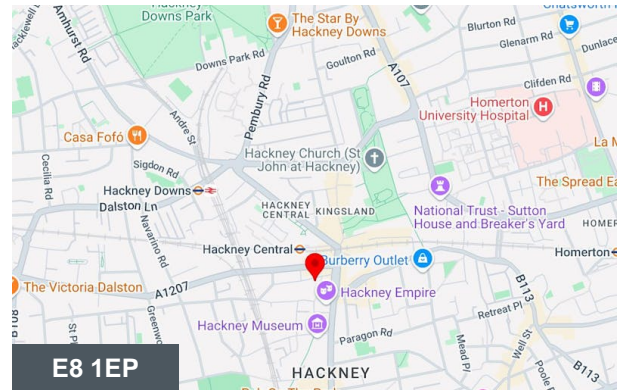
<b>Available Size</b>	425 sq ft
<b>Rent</b>	£16,300 per annum
<b>Rates Payable</b>	£4,333 per annum
<b>Rateable Value</b>	£8,843
<b>Service Charge</b>	£200 per month + Building Insurance is £52.75 per month
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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



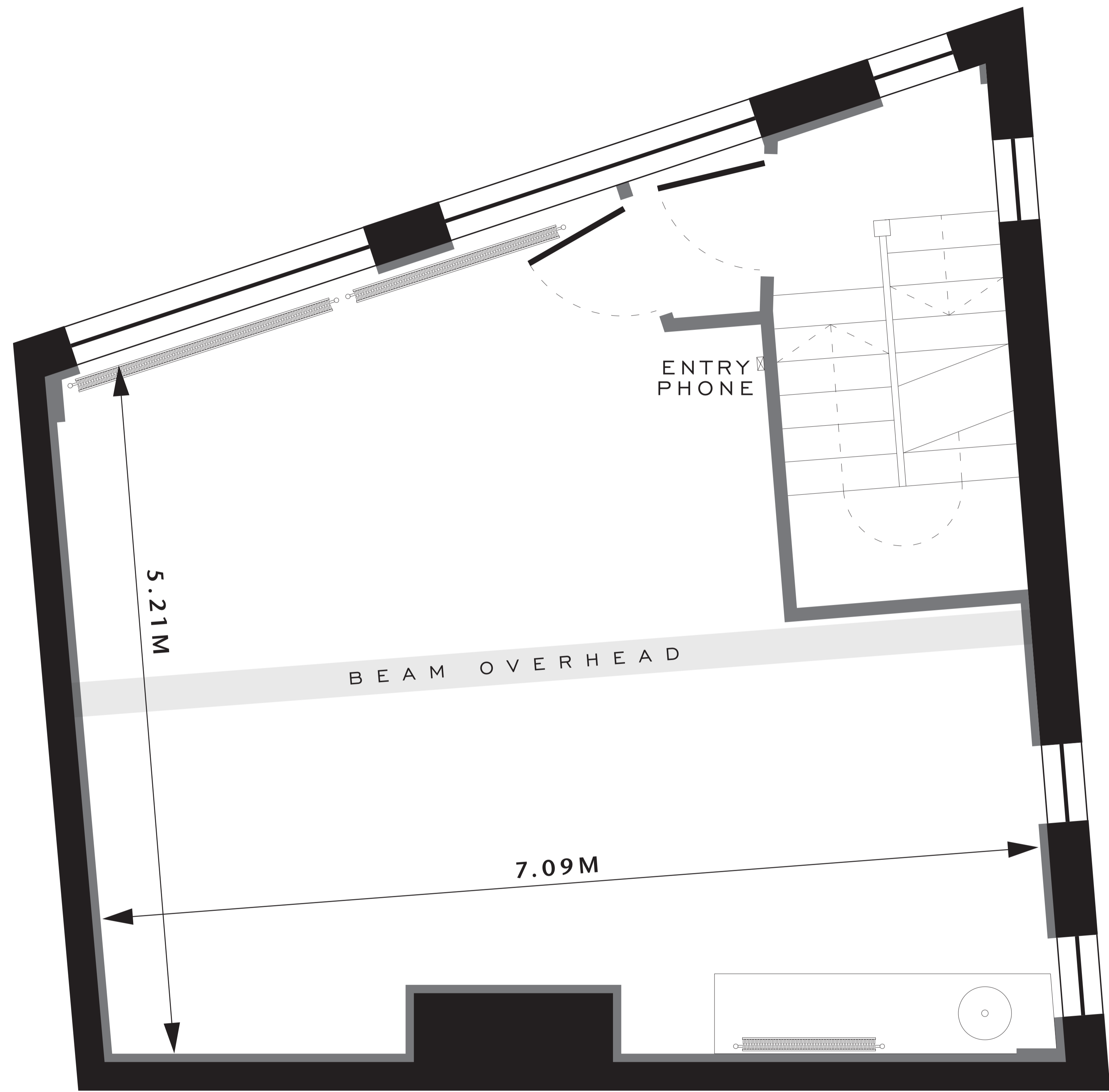
### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com



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