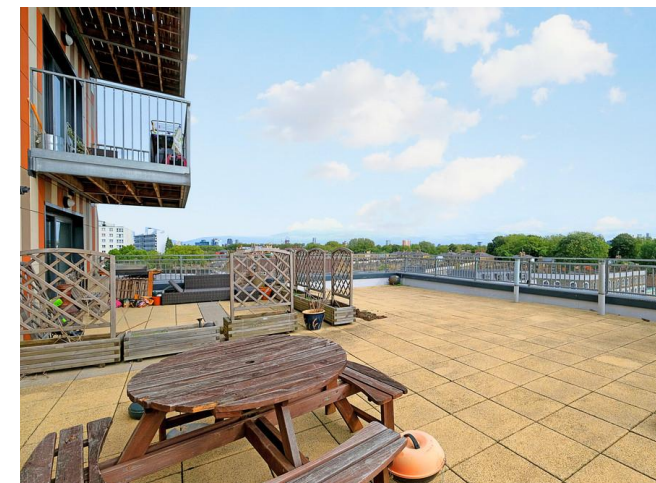




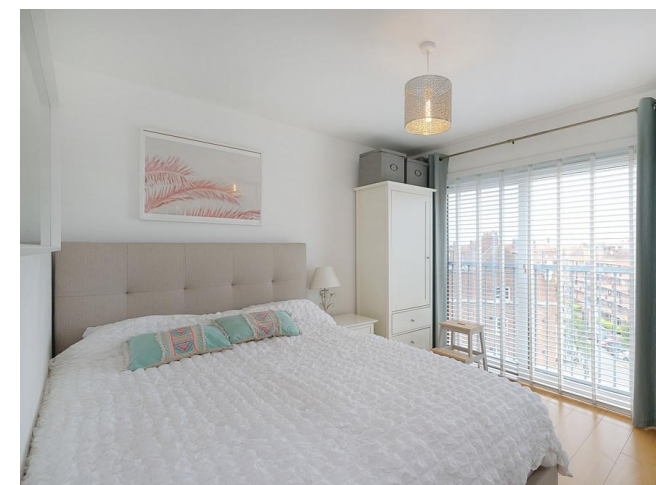
**Cresset Road, London**

**Offers In Excess Of  
£425,000**





**EWS1 Certificated (fire safety)**  
**5th Floor With Amazing Views**  
**South Facing Balcony**  
**Communal Roof Terrace**  
**Fantastic 1st Purchase**  
**Modern Decor**







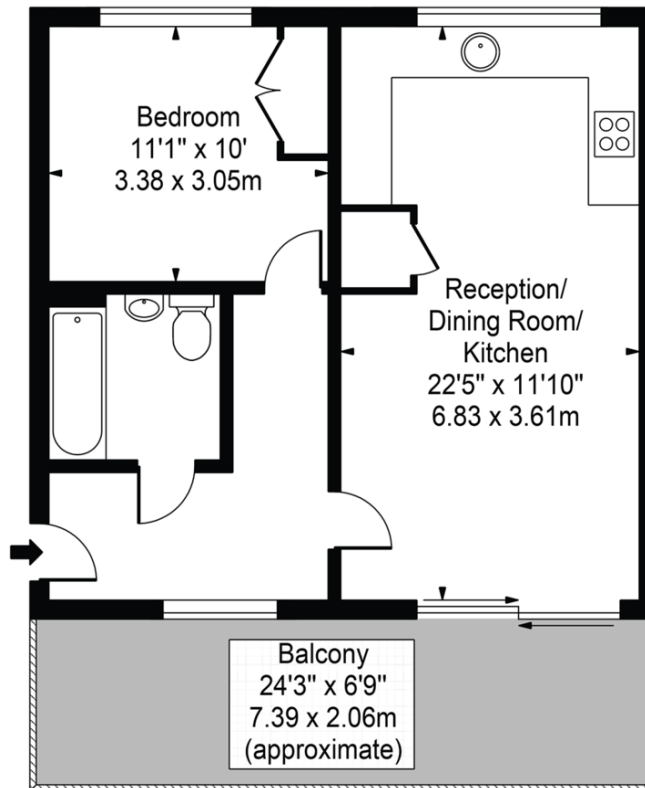
Found on the 5th floor of the attractive modern block this apartment will really appeal to those looking to get a foot on the local property ladder, as it is finished to a modern and high level throughout and boasts generous proportions which are enhanced with high ceilings and lots of natural light to flood the apartment through the patio doors in the lounge and full height window in the hallway

At the moment properties with private external areas are in huge demand and here you not only have a spacious South facing balcony which gives you far reaching views towards Canary Wharf and there is also a communal terrace that all residents can enjoy complete with seating areas



# Creset Road

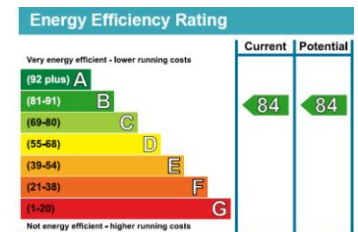
Approx. Gross Internal Area 523 Sq Ft - 48.59 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale

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.



## Service/Maintenance Charge

£2,800

## Ground Rent

£350

## Council Tax Band

C

## Please contact our office at

213 Victoria Park Road  
London,  
E9 7HD

020 8985 5800

**sovereign-house.com**

vicparksales@sovereign-house.com



**DAYS A  
WEEK**



**FREE  
VALUATIONS**



**FLOOR  
PLANS**



**FULL COLOUR  
PHOTOGRAPHY**



**SMS  
TEXT ALERTS**



**MORTGAGE  
ADVICE**



**COLOUR  
MAPS**

**Victoria Park Sales**  
213 Victoria Park Road  
London E9 7HD  
Tel: 020 8985 5800



@sovereignhouse



www.facebook.com/sovereignhousehackney

**Clayhall/Redbridge Sales**  
176 Longwood Gardens,  
Essex IG5 0EW  
Tel: 020 8220 1500

