



Riverwalk Apartments, Homerton Road, Homerton, E9

Asking Price: £400,000

 Benham
& Reeves

Riverwalk Apartments, Homerton Road, Homerton, E9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This modern two bedroom apartment is situated on the sixth floor of the Riverwalk Apartments at the Matchmakers Wharf development on Homerton Road close to the Olympic Village and Westfield shopping centre. The property is located within walking distance 0.8 miles to Hackney Wick Overground station.

The apartment offers an open plan reception room with access to a private balcony overlooking the canal and the open spaces of Hackney Marshes while featuring a fully fitted kitchen with appliances. There are two double bedrooms with storage space, en-suite to the main and a family bathroom. The property has been decorated by an interior design company with wood flooring in the reception and carpet in the bedrooms. The development benefits from an on-site, 24-hour concierge and residents' gym.

Located in Homerton, the property is minutes' away from the open spaces of Hackney Marsh, as well as plenty of local amenities, which include shops, restaurants and cafes. Homerton and Hackney Wick Overground Stations (Zone 2) are nearby Stratford



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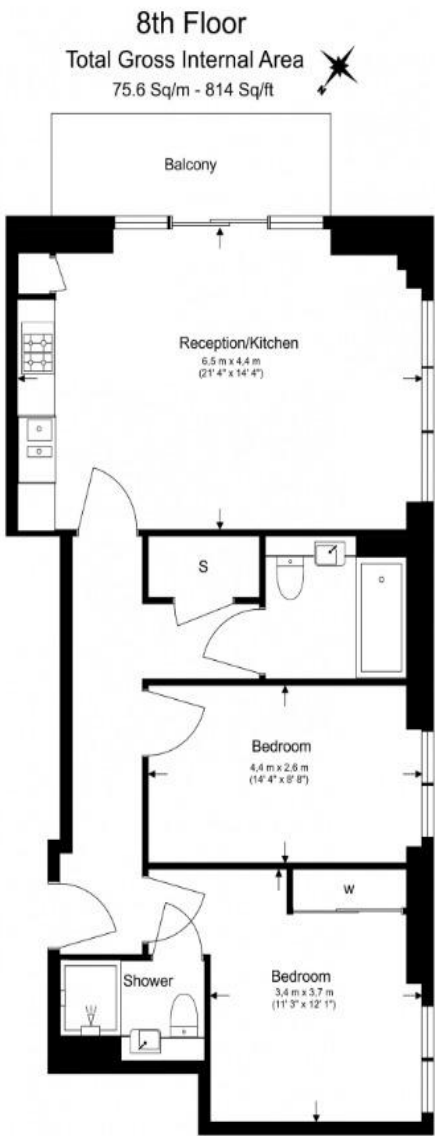


Property Features:

- Two Bedrooms
- Two Bathrooms
- Sixth Floor
- 814 Square Feet (approx.)
- Private Balcony
- Allocated Parking
- Canal Views
- 24 Hour Concierge
- Residential Gymnasium
- Hackney Wick Overground Station (Zone 2)



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£400,000
Tenure:	Leasehold Expires 08/08/3011 Approximately 988 Years Remaining
Ground Rent:	£250 (per annum) for the year 2025
Service Charge:	£9,081 (per annum) for the year 2024

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: ACC220179

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