



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

**Woodmill Road, Hackney, London, E5 9GB | Guide Price £270,000 - £300,000**  
**Call us today on 0207 474 2345**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             | 72   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Guide Price: £270,000 - £300,000**

Located in the vibrant area of Hackney, is this charming flat on Woodmill Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for young professionals, couples, or small families seeking a welcoming home in one of London's most dynamic neighbourhoods.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere. The kitchen is functional and well-equipped, making it easy to prepare meals and enjoy dining at home.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. The flat's layout maximises space and functionality, ensuring that every corner is utilised effectively.

This flat on Woodmill Road presents a wonderful opportunity to embrace urban living in a sought-after location. With its appealing features and prime position, it is a property not to be missed.



## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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