

Est. 1955

# Tarn &Tarn

6 SYLVESTER PATH,  
HACKNEY, E8 1EN

INDUSTRIAL-CHIC  
LOFT STUDIO IN A  
PRIME HACKNEY  
WAREHOUSE  
CONVERSION.



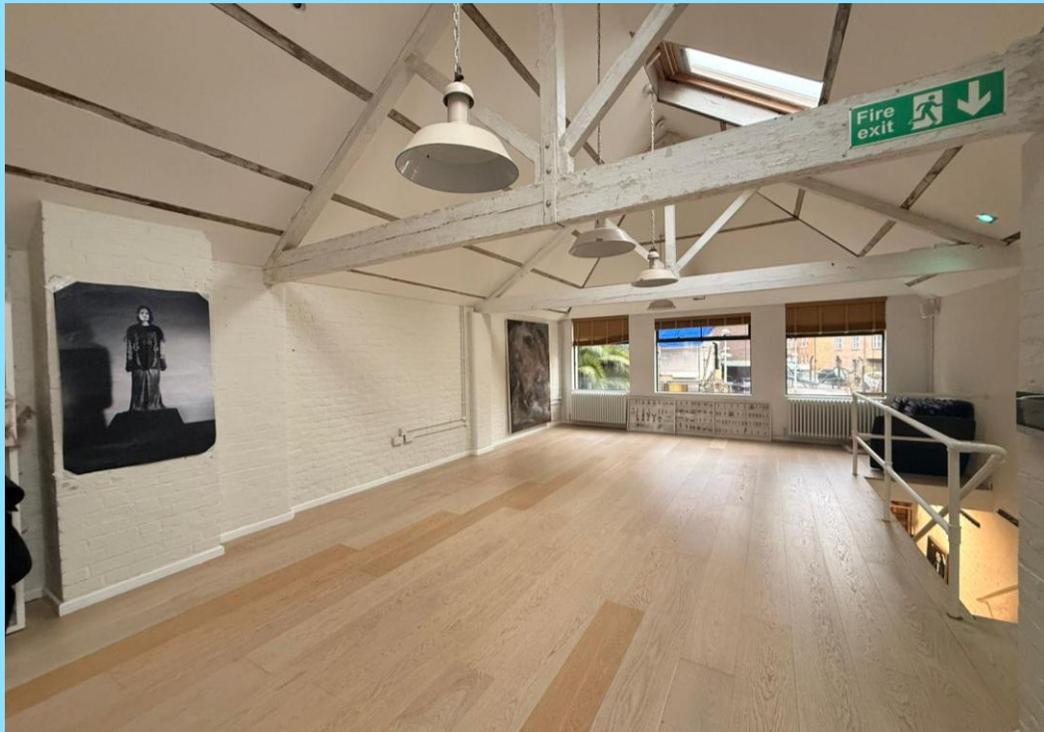
# DESCRIPTION

A first-floor studio within a beautifully restored former warehouse, finished to an exceptional standard throughout. New timber flooring is flooded with natural light from pitched-roof skylights and large windows on three elevations, while reclaimed pendant lighting suspended from the apex creates a striking and inspiring workspace.

# SUMMARY

- Natural Light
- Timber Floors
- Sky Lights
- New Kitchen
- Pitched Roof
- Renovated in 2022





# LOCATION

## THE AREA

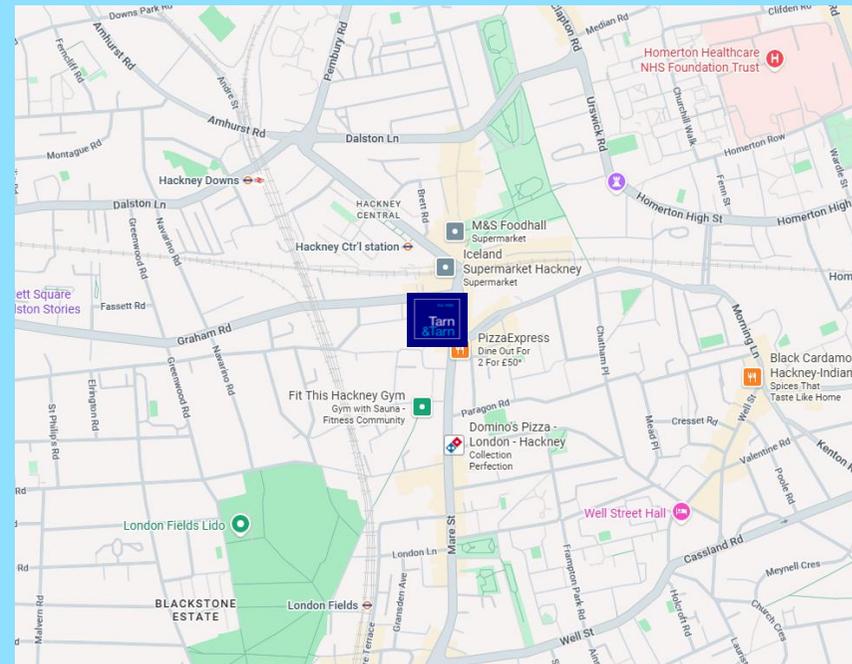
Tucked away behind the Hackney Empire, Sylvester Path is a charming pedestrian thoroughfare linking Sylvester Road with Wilton Way. Rich in character and history, the path weaves past a distinctive mix of period and listed buildings alongside striking modern architecture, giving the area a unique and creative energy.

The surrounding neighbourhood is alive with independent restaurants and coffee shops, while the much-loved Old Ship sits just a couple of doors away, offering food, drinks and four-star accommodation. Hackney Central and Mare Street are both only a short stroll away, placing the best of Hackney's culture, connectivity and lifestyle right on the doorstep.



## TRANSPORT

-  Hackney Central (2-minute walk) - **Overground Line**
-  Hackney Downs (8-minute walk) – **Overground Line**
-  London Fields (9-minute walk) – **Overground Line**



## ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Upper Ground Floor	868	£30,500	£TBC	TBA	£30,500
<b>TOTAL</b>	<b>868</b>				

## TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

## BUILDING INSURANCE

TBA

## VAT

Applicable

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## LOCAL AUTHORITY

London Borough of Hackney



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Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**