

Martello Street, E8



Located on the fifth floor of an imposing gated development on London Fields, is this two bedroom apartment with stunning views of the City and Canary Wharf. Boasting 662sqft (61.5sqm) of living space the property offers open plan living with the reception room giving access to a spacious south west facing balcony with unique 180° panoramic views across the London skyline including Canary Wharf, The City and London Fields. As well as a fully fitted kitchen there are two double bedrooms, one with en-suite shower room, a modern family bathroom and plenty of storage. Further benefits are a secure underground parking space, concierge and a communal gym. Perfectly positioned for the bars, cafes and restaurants of Broadway Market & Hackney Central, as well as having London Fields with its Lido on your doorstep. Numerous transport links, including London Fields & Hackney Central train stations, all put the City and beyond within easy reach.

£579,950
Leasehold

KEY FEATURES

- EWS1 compliant.
- Open plan living.
- Private south west facing balcony.
- Stunning views of the London skyline.
- Fully fitted kitchen.
- Two double bedrooms & two bathrooms.
- Secure underground parking space, concierge & gym.
- London Fields, with its Lido, & Broadway Market.
- Close to numerous amenities.
- An array of transport links.

ENERGY PERFORMANCE CERTIFICATE

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

ADDITIONAL INFORMATION

TENURE:	Leasehold – 135 years	(Advised by Vendor)
SERVICE CHARGE:	£4,560.00 p.a.	(Advised by Vendor)
GROUND RENT:	£500.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,773.29 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.



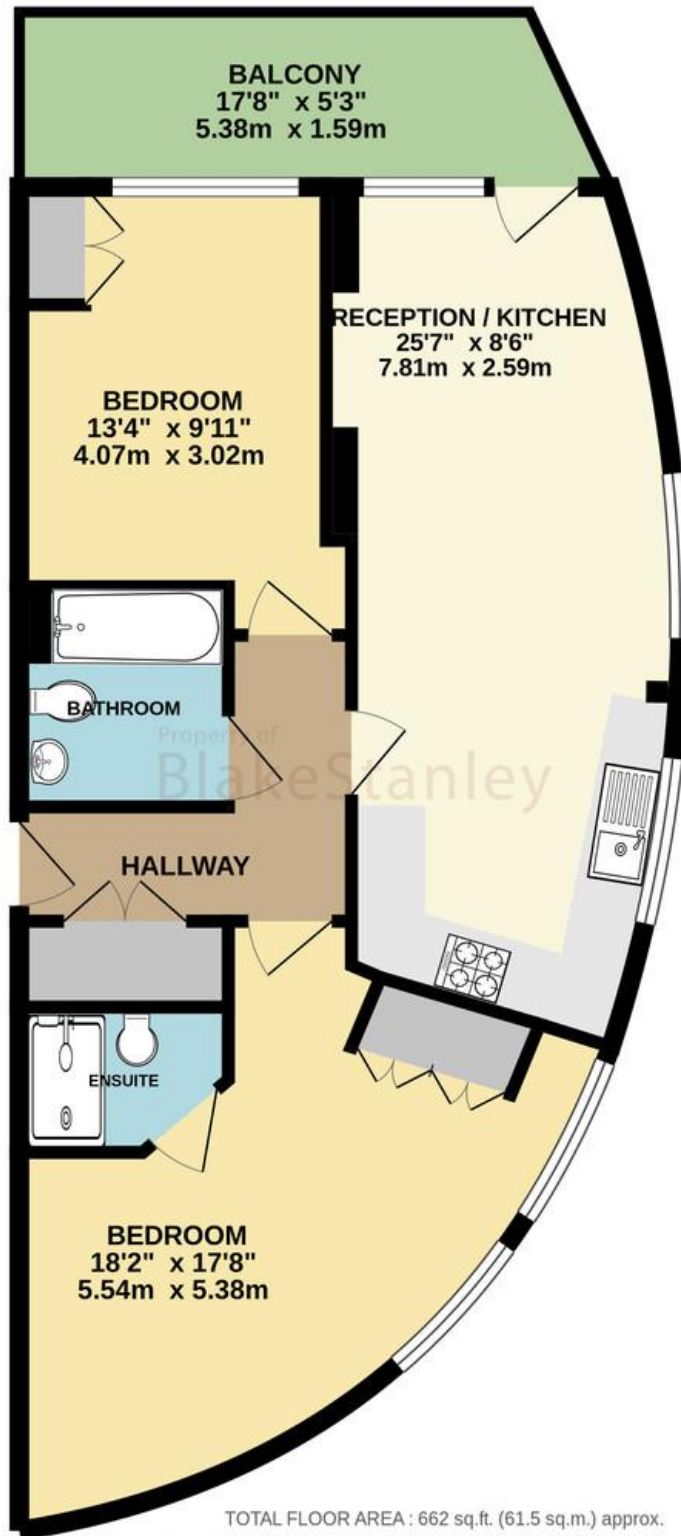








FIFTH FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

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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