

# Dericote Street, E8



Perfectly positioned Broadway Market, Blakestanley are delighted to offer this one bedroom flat situated on the top floor of a well maintained period conversion. Bathed in natural light and offering 484sqft (45sqm) of living space, the flat comprises an open plan reception/kitchen/diner, one double bedroom and a three piece bathroom suite. Other benefits include good built-in storage, a study nook, skylight and being part of a secure development with only two other units. The cafés, bars and restaurants of Broadway Market are on the doorstep, as well as Regent's Canal and the green open space of London Fields with its Lido. There are numerous local transport links putting Shoreditch, the City and beyond in easy reach. Offered to the market with no onward chain.

**£450,000**  
**Leasehold**

## **KEY FEATURES**

- One bedroom period conversion.
- Open plan living.
- Three piece bathroom suite.
- Bathed in natural light
- Amenities on your doorstep.
- Broadway Market & London Fields.
- Numerous transport links.
- Being sold chain free.

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

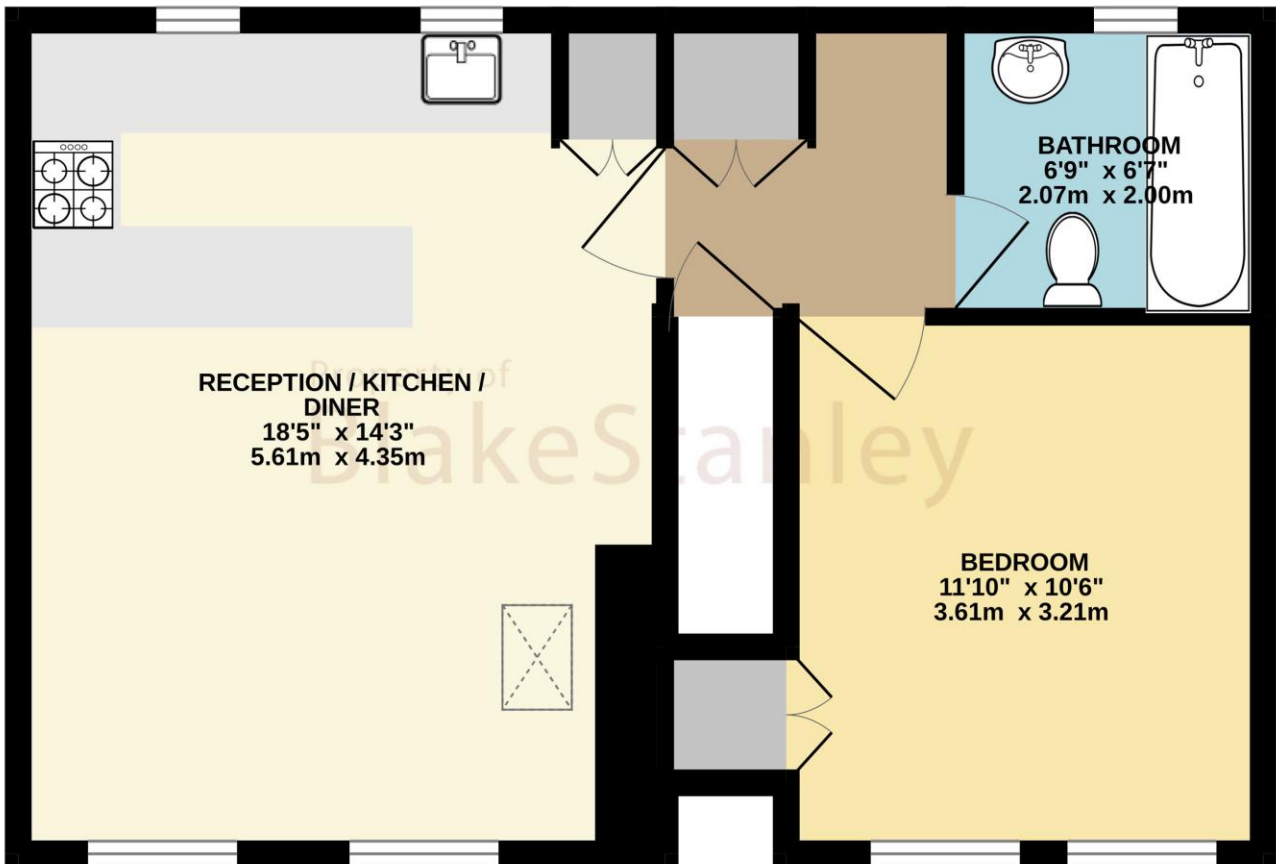
## **ADDITIONAL INFORMATION**

TENURE:	Leasehold – 103 years	(Advised by Vendor)
SERVICE CHARGE:	£546.67 p.a.	(Advised by Vendor)
GROUND RENT:	£700.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band B - £1,460.17 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.



SECOND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 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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