

# Ellingfort Road, E8



Blakestanley are proud to present to the market this 1306sqft (121.3sqm) Hackney home, with south facing garden. The property is laid out across three floors and comprises three double bedrooms, including an expansive master bedroom, a generously proportioned open-plan reception/kitchen/diner, one three-piece bathroom suit and a WC. Ideally positioned for numerous amenities whilst Broadway Market's cafés, bars and restaurants are a short walk away through the green open space of London Fields, offering its Lido. Numerous well rated schools are located close by, as is Regent's Canal and an array of transport links including Hackney Central and London Fields Overground, Bethnal Green Underground providing access to the rest of London and beyond.

**£1,200,000**  
**Share of Freehold**

**KEY FEATURES**

- Contemporary Live/work townhouse with versatile accommodation
- South facing garden
- Share of Freehold
- Fine dining, coffee houses and specialised gyms a road away
- Within catchment of many well-regarded schools
- Green open spaces of neighbouring London Fields and Victoria Park
- London Fields Overground & Bethnal Green Underground stations
- Off street parking

**ENERGY PERFORMANCE CERTIFICATE**

Coming Soon

**ADDITIONAL INFORMATION**

TENURE:	Share of Freehold – 980 years	(Advised by Vendor)
SERVICE CHARGE:	£456.00 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,403.51	(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.















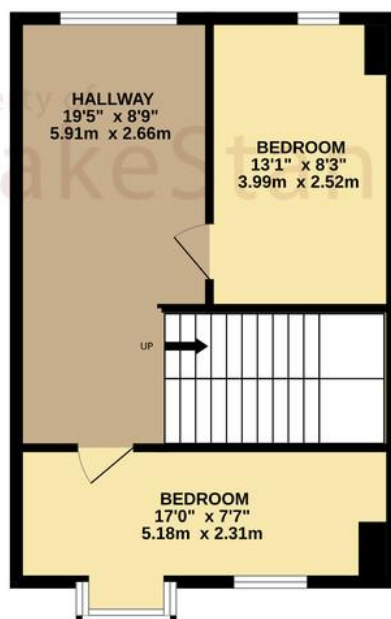




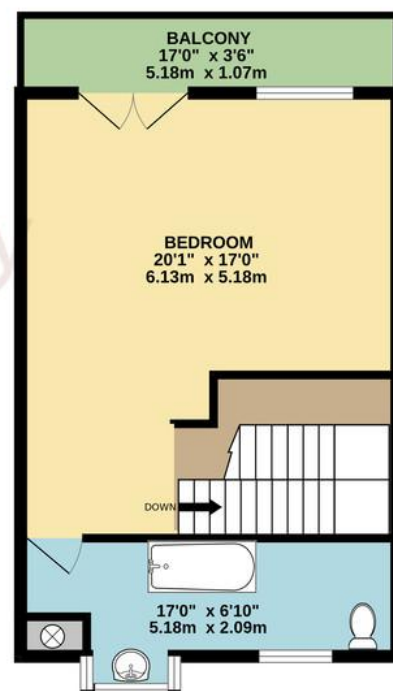




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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