

Martello Street



Blakestanley are excited to announce this self-contained 1012sqft (94sqm) two-bedroom apartment with patio garden and terrace for sale. Located within the Vanguard House development, the flat benefits from a concierge, secure underground parking, a gym and a communal roof terrace. The property is privately entered through the west facing patio garden and then a staircase to the first floor, offering a reception room unique in size and layout, with a separate kitchen. Both double bedrooms have access to the terrace, with one having direct access to the bathroom and steam room. 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, put the City and beyond within easy reach.

£675,000

Leasehold

KEY FEATURES

- EWS1 compliant
- Private garden patio & terrace
- Two double sized bedrooms
- A steam room
- An array of transport links
- London Fields, with its Lido, & Broadway Market
- Secure underground parking space, concierge & gym
- Close to numerous amenities

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold - 134 years	(Advised by Vendor)
SERVICE CHARGE:	£3760.00 p.a.	(Advised by Vendor)
GROUND RENT:	£200.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,294.57	(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.





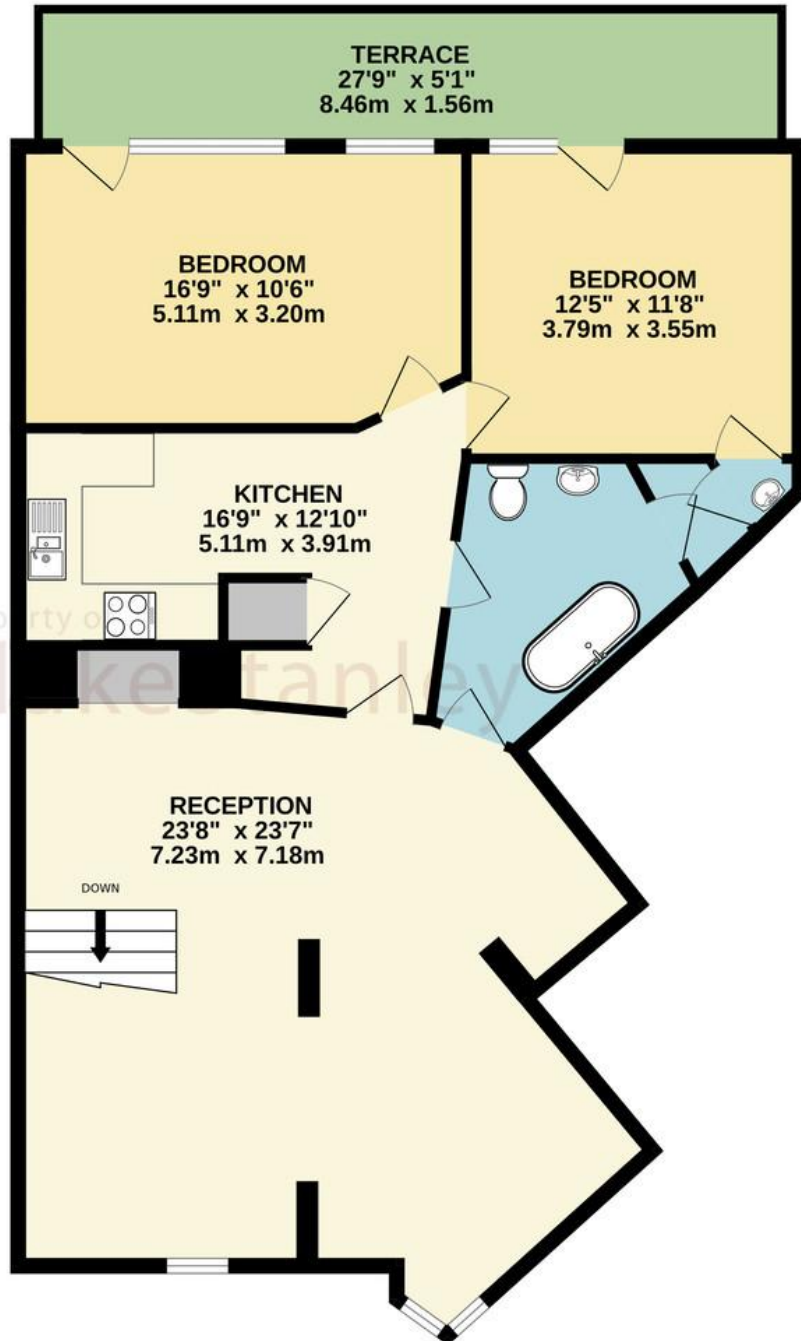
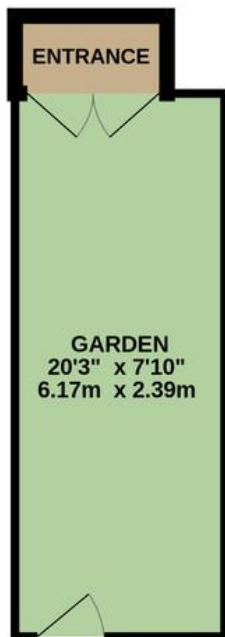






FIRST FLOOR
997 sq.ft. (92.6 sq.m.) approx.

GROUND FLOOR
15 sq.ft. (1.4 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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