

## Broke Walk, E8



Blakestanley are proud to offer to the market this excellently presented purpose built three bedroom maisonette with private south facing garden. This split level property is bathed in natural light throughout and boasts a generous 980sqft (91sqm) of living space. The ground floor comprises a spacious open plan contemporary fitted kitchen / diner, a double bedroom and a large south facing garden with irrigation system. The reception room can be found on the first floor along with two further double bedrooms, a separate bathroom and WC. The property benefits from seamless decorative design, large newly replaced double-glazed windows, high ceilings and ample storage. Located on a quiet pedestrianised walkway the property is moments away from the cafés, bars and restaurants of Broadway Market and the open green space of London Fields. Numerous transport links are within walking distance putting the City in easy reach.

**£700,000**  
**Leasehold**

## **KEY FEATURES**

- Three double bedrooms
- South facing self-watering garden
- Split level
- Kitchen with dining area
- A three-piece bathroom and a WC
- Well refurbished
- Neighbouring Broadway Market and London Fields
- An array of transport links

## **ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## **ADDITIONAL INFORMATION**

TENURE:	Leasehold – 125 years	(Advised by Vendor)
SERVICE CHARGE:	£3,194.82	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,668.77	(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.





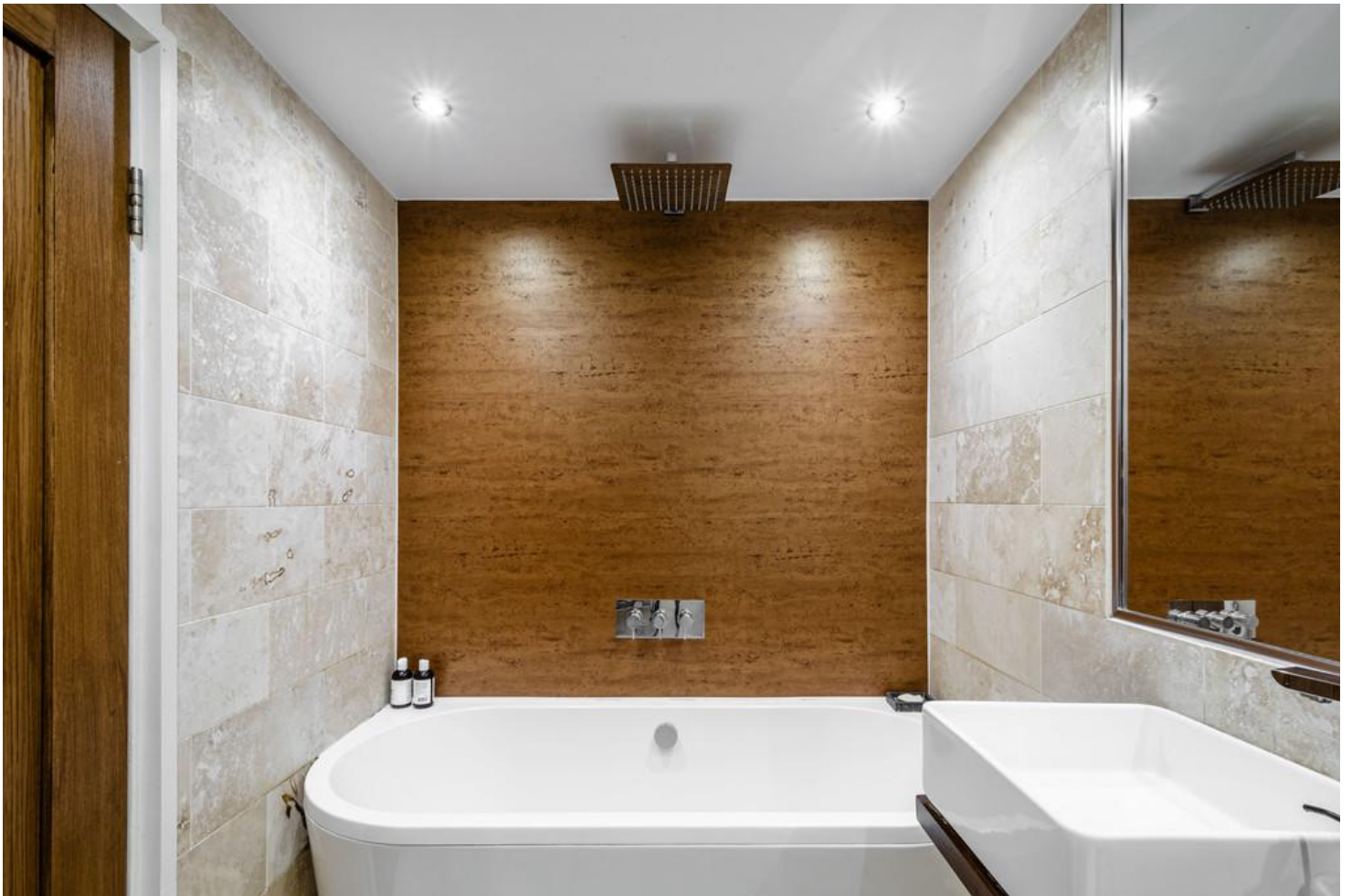










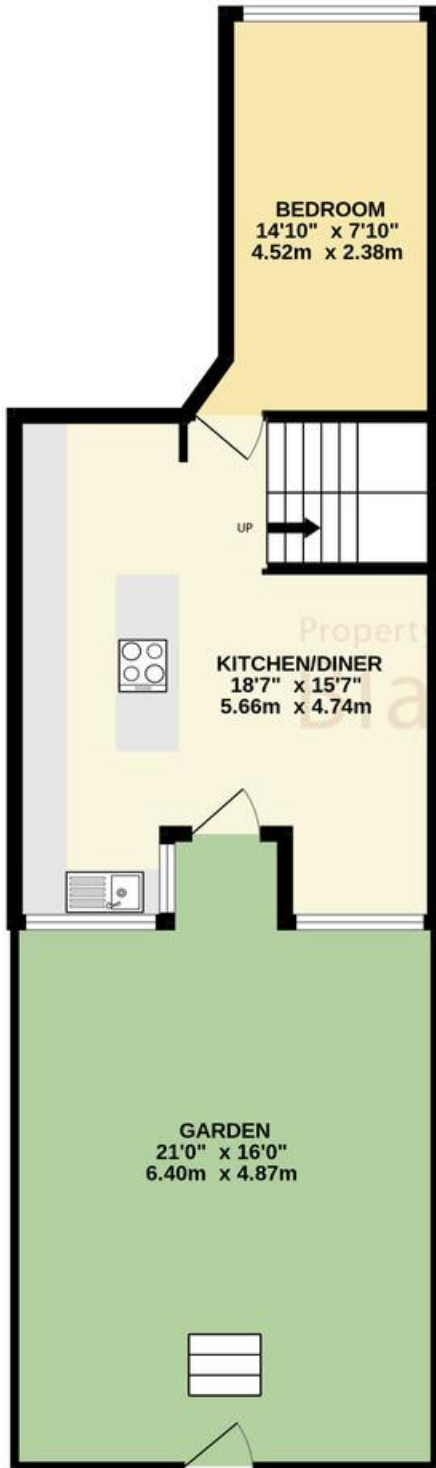




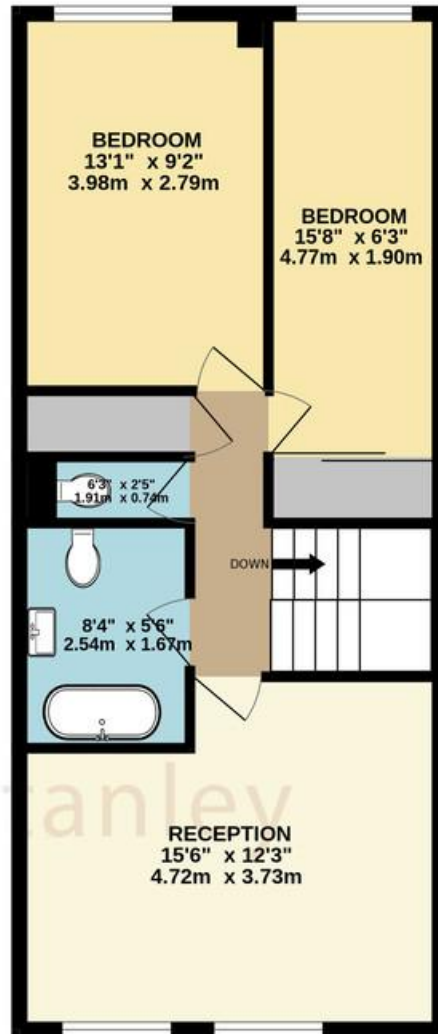




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 980sq.ft. (91.0 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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