

Lamb Lane, E8



Blakestanley are delighted to bring to market this two bedroom duplex apartment set within the iconic Fisheries Building by London Fields. Boasting 904sqft (84sqm) of living space spread across two floors, the entrance floor comprises of two storage cupboards, two double bedrooms with south facing Juliet balconies. Each room comes with their own walk-in-closet and an ensuite. The second floor showcases an open plan reception/kitchen/diner with floor to ceiling bi-folding doors leading to the south facing balcony. Modern in design with exposed fittings on concrete ceilings and brick walls, with a high spec finish and solid wooden floors throughout. Other benefits include concierge and bike storage. The green open spaces of London Fields, with its Lido, are on its doorstep as well as the cafes, bars & restaurants on the vibrant Broadway Market. Ideally located for highly rated schools. Numerous transport links put the City and beyond within easy reach. EWS1 compliant and sold chain free.

£875,000
Leasehold

KEY FEATURES

- Modern iconic development.
- Two double bedrooms & two bathrooms.
- Open plan reception/kitchen/diner.
- South facing balcony.
- High ceilings & wood flooring.
- London Fields & Broadway Market.
- An array of transport links.
- EWS1 compliant & sold chain free.

ENERGY PERFORMANCE CERTIFICATE

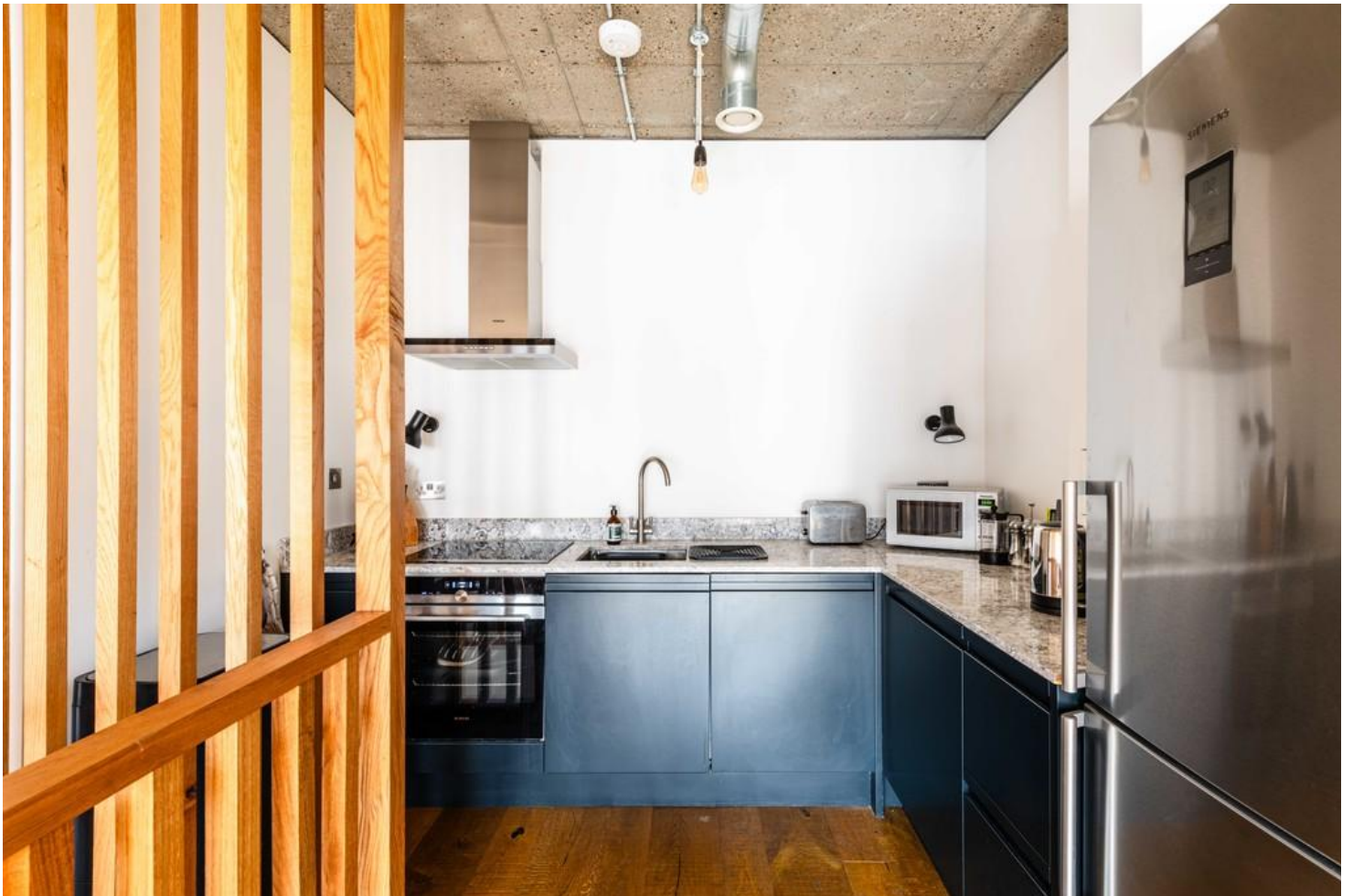
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 245 years	(Advised by Vendor)
SERVICE CHARGE:	£3,673.62 p.a.	(Advised by Vendor)
GROUND RENT:	£350.00 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.



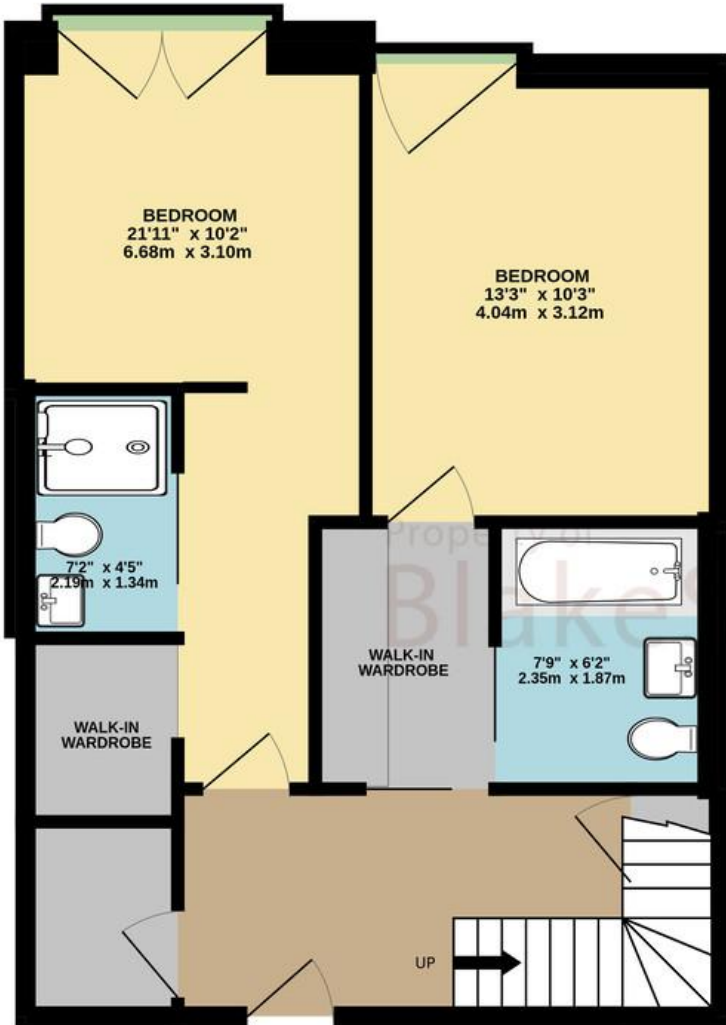




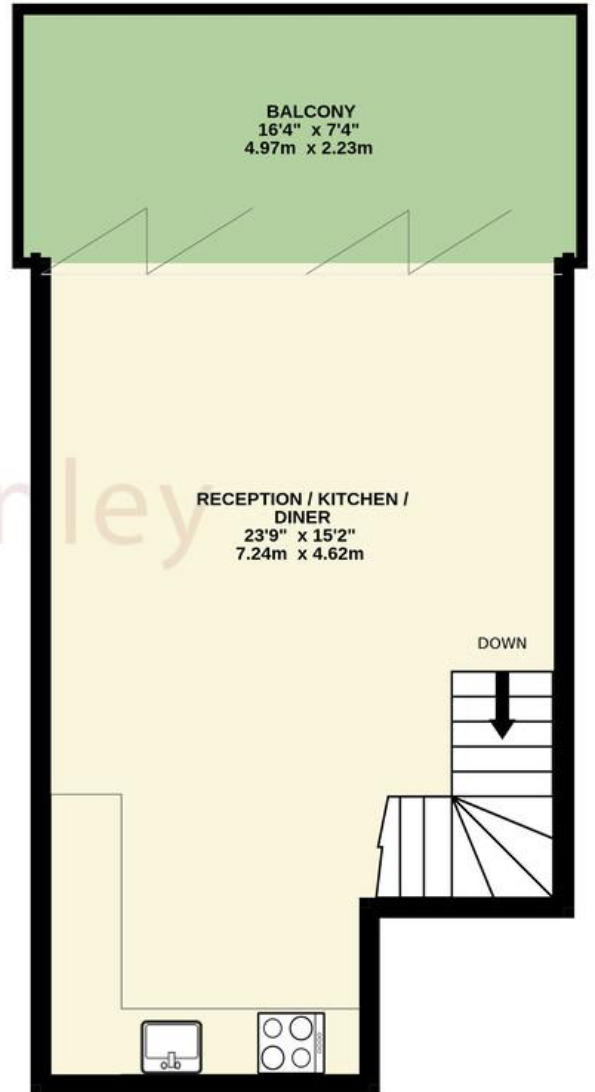




FIRST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



SECOND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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