

## Martello Street, E8

**£595,000** Leasehold

### 2 Bedroom Apartment

579 sq ft (approx)

#### Key Features

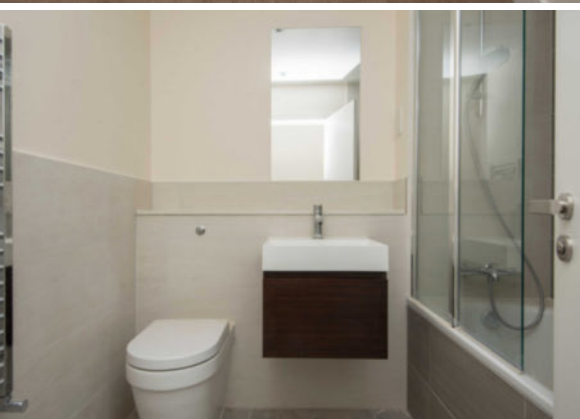
- Glorious Park views over London Fields
- Bathed in natural light
- Two bedrooms
- Integrated modern kitchen
- Seconds from a host of vibrant amenities
- No forward chain

#### Property Description

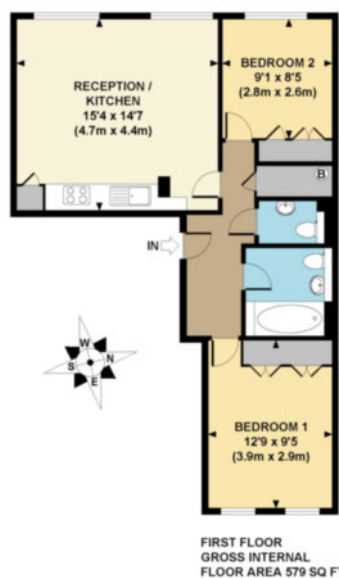
This delightful period conversion is enviably located in one of Hackney's most desirable neighborhoods, centrally positioned in the heart of London Fields. It boasts a wonderful variety of amenities on your doorstep, including E5 Bakehouse and the fantastic cafes and eateries along Broadway Market and Wilton Way. Set on the first floor of this imposing development, this striking apartment benefits from exceptionally high ceilings and picturesque views over the leafy green spaces of

London Fields. It comprises an open-plan fitted kitchen, living, and entertaining space, two double bedrooms, a modern bathroom, and a separate guest cloakroom. Ideally situated, it provides convenient transport links, with London Fields Overground Station just moments away, offering swift access to the City access. Further Material Information available, please request from relevant branch.





## Floorplan



APPROX. GROSS INTERNAL FLOOR AREA 579 SQ FT / 53.8 SQ M

## Council Tax Band: C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-81) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Hackney Office

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. In accordance with The Consumer Protection from Unfair Trading Regulations the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only.