

London Lane, E8

OIEO £700,000 Share of Freehold

2 Bedroom Maisonette

899 sq ft (approx)

Key Features

- Peacefully and conveniently located
- Brand new appliances
- Exquisite fixtures and fittings
- Impressive high ceilings
- Bathed in natural light
- Excellent choice of schools

Property Description

This newly created exquisite live/work maisonette, is enviably appointed in the heart of London Fields spanning 899 SQ FT. Occupying the upper floors of this end-of-terrace modern residence bathed in natural light with far-reaching views. Composed of an inviting reception hall with stairs leading to the 2nd floor, a bespoke integrated fitted kitchen with a full width storage cupboard beyond and open plan to a fantastic living/entertaining space, with sumptuous wooden flooring. A

principal bedroom with a chic en-suite shower room, a second double bedroom, a stylish bathroom, and a large versatile study. Moments from vibrant Broadway Market, the leafy green spaces of London Fields Park and Mare Street, with a host of transport links including London Fields overground station. No forward chain. Lease: 973 years, Service charge: £1200 per annum, Ground rent: Peppercorn Rent.



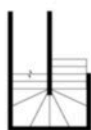
Floorplan

LONDON LANE E8

Approximate Gross Internal Area
83.60m² / 899.86sq^{ft}



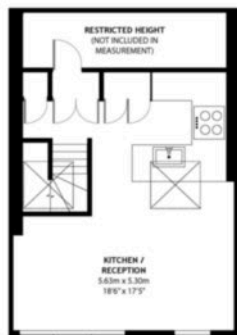
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Council Tax Band: TBC

Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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.