

## Arthaus Apartments, E8

**£520,000** Leasehold

**2 Bedroom Apartment**

831 sq ft (approx)

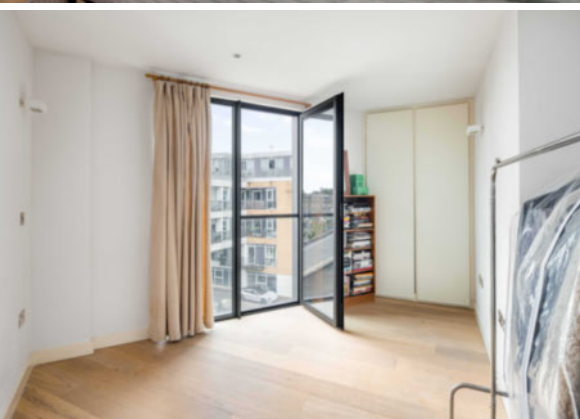
### Key Features

- Negotiation Available on Price Towards Service Charges
- Third-Floor Warehouse Apartment
- 24-Hr Concierge & Passenger Lifts
- Newly Fitted Private Electric Boiler & Fitted Wardrobes
- Fifth-floor Communal Roof Terrace
- No Forward Chain

### Property Description

Set within this award-winning, iconic development, formerly an art gallery with concierge, is this beautifully appointed apartment with open plan accommodation enviably appointed on the 3rd floor. Striking presentation, bathed in an abundance of natural light and benefiting bespoke fixtures and fittings, noise cancelling windows and ample storage. Composed of a large versatile reception hall ideal as a study area, a fantastic integrated fitted kitchen adjoining a

living/entertaining space bathed in natural light with access to the second double bedroom, principal bedroom with an en suite shower room, and a large chic bathroom. Communal roof terrace with far-reaching views and a secure bike storage area. Located above trendy restaurants, moments from London Fields, Broadway Market and a host of transport links. Further Material Information available, please request from relevant branch.



## Floorplan

### RICHMOND ROAD E8

Approximate Gross Internal Area  
77.29m<sup>2</sup> / 831.94sq<sup>ft</sup>



THIRD FLOOR

## Council Tax Band: C

## Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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.