Ellingfort Road, E8



Located right next to London Fields and within walking distance to Hackney Central is this two bedroom maisonette bathed in natural light. The majority of the ground floor is occupied by a large open plan reception & kitchen with direct access to patio garden, as well as storage space and separate W.C. The first floor comprises two large bedrooms, a family bathroom and more storage. Ideally located for the many amenities on Mare Street, as well as being a short walk to the open green space of London Fields and the bars & restaurants of Broadway Market. Numerous transport links make The City and beyond within easy reach.

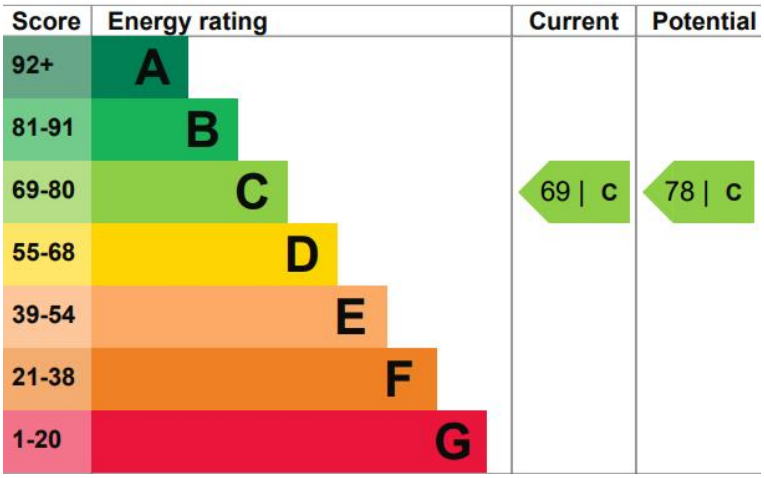
£779,950

Leasehold

KEY FEATURES

- Two bedroom maisonette
- Large reception / kitchen
- Private patio garden
- Family bathroom
- Bathed in natural light
- London Fields & Broadway Market
- Amenities of Mare Street & Hackney Central
- Numerous transport links

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 107 years	(Advised by Vendor)
SERVICE CHARGE:	£1,378.16 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 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.




















10a

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



Property of BlakeStar

TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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