Marian Place, E2



Blakestanley have the pleasure of presenting this fifth floor, south facing, one-bedroom apartment with balcony, on Regent's Canal. The property, restored from Hackney's iconic gas towers from the 1800's, blends our historical heritage with modern city living. The building provides a roof top bar, gym, squash and yoga studios, a spa, a co-working space and a concierge. The property features an open-plan reception and kitchen area, opening directly onto a private balcony, perfect for sunrise views overlooking the City of London skyline, a double bedroom and built in storage. Perfectly positioned to enjoy the many bars, restaurants and cafes on Broadway Market, Mare Street and Hackney Road. Within easy walking distance lies Haggerston Park, as well as Cambridge Heath Overground and Bethnal Green Underground stations. Offered to the market chain-free.

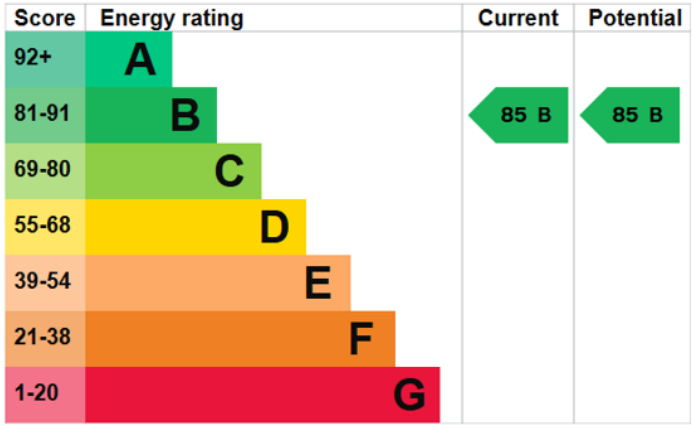
£525,000

Leasehold

KEY FEATURES

- Open plan Kitchen / Dining / Reception
- A concierge
- A co-working space and lounge
- A roof top bar
- A gym, squash, yoga studios and spa
- Close to the bars, restaurants and amenities of Broadway Market, Mare Street & Hackney Road
- Closest to Cambridge Heath Overground and Bethnal green Underground stations

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 997 years	(Advised by Vendor)
SERVICE CHARGE:	£3,736.60 p.a.	(Advised by Vendor)
GROUND RENT:	Peppercorn	(Advised by Vendor)
COUNCIL TAX:	Band C – £1,633.59	(Advised by Vendor)
LOCAL AUTHORITY:	London Borough of Tower Hamlets	
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.





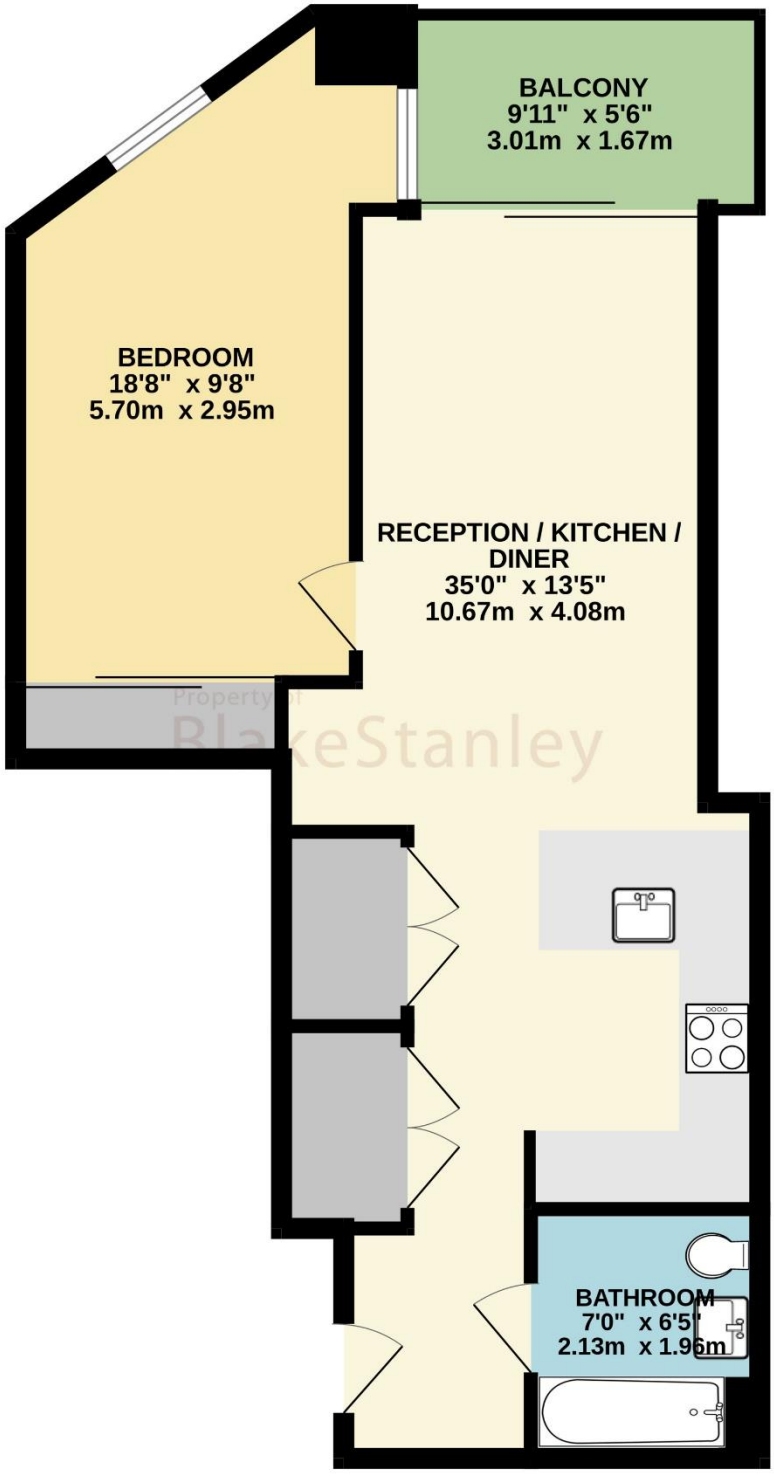








5TH FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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