Fortescue Avenue, E8



Blakestanley are delighted to present to the market this two-bedroom apartment, situated on the doorstep of London Fields Park. Located within a boutique development from 2011, this property features two bright, airy bedrooms with large floor-to-ceiling windows alongside an open plan reception/kitchen/diner that opens onto the east-facing balcony, offering desirable sunrise views. Perfectly positioned to enjoy the many bars, restaurants, cafés and retail outlets in the vibrant Mare Street, Broadway Market and Victoria Park. Ideally located for highly rated schools. Commuting to The City and the rest of London is made easy with numerous bus links and London Fields Overground. Available to the market chain-free.

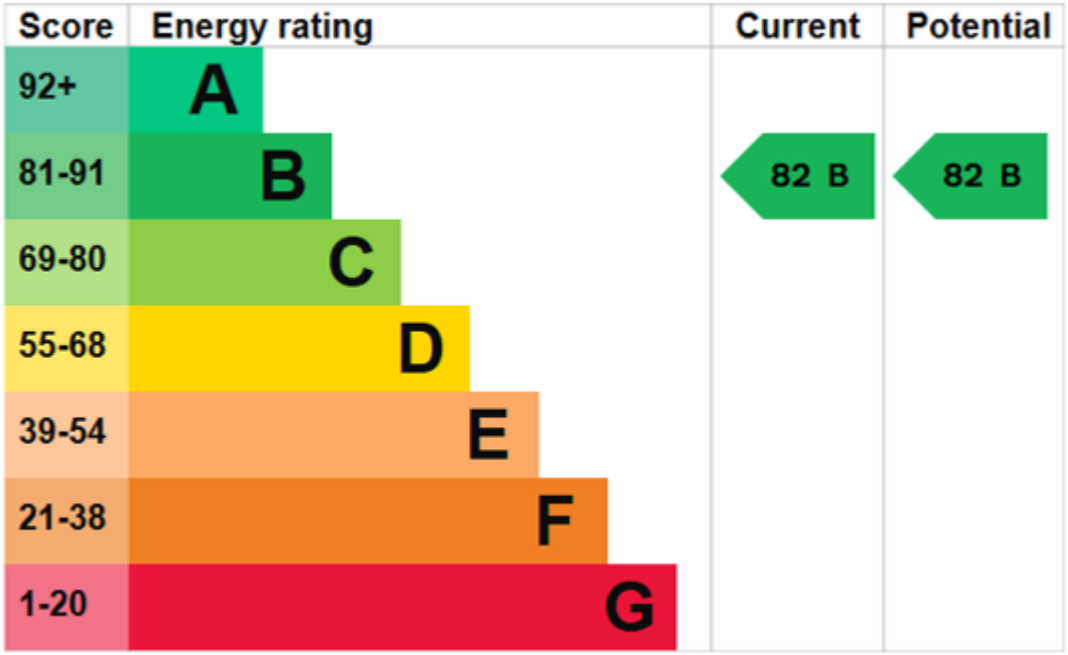
£572,500

Share of Freehold

KEY FEATURES

- Share of Freehold apartment with balcony
- Floor-to-ceiling windows
- Open plan reception, kitchen and diner
- Offered chain free
- Well-positioned for Broadway Market and its cafés, pubs and restaurants.
- Within catchment of highly regarded schools
- London Fields Overground & numerous bus links

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Share of Freehold – 999 years	(Advised by Vendor)
SERVICE CHARGE:	£1,890.00 p.a.	(Advised by Vendor)
GROUND RENT:	N/A	(Advised by Vendor)
COUNCIL TAX:	Band D - £2,060.30 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.













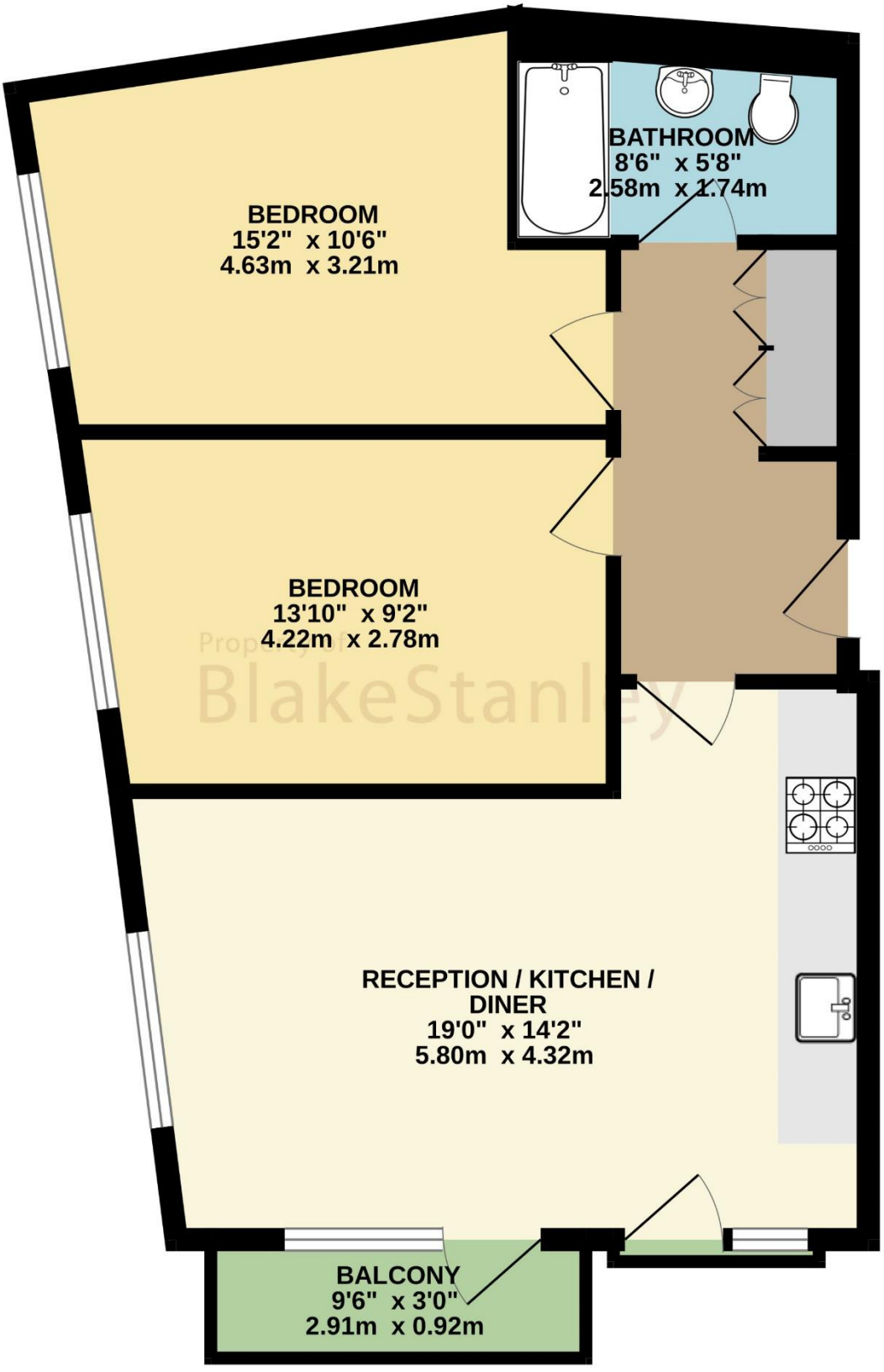



THE SOCIAL LOGIC OF SPACE




NJ63 ORN

1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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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