Martello Street, E8



Blakestanley are delighted to present this two-bedroom apartment within a converted Victorian school development, nestled in the vibrant heart of Hackney. This property offers a distinctive living experience, combining modern living with the character of its historical origins. Upon entering the property, you are immediately greeted with the spacious open-plan reception/kitchen/diner, serving as the perfect space for relaxation or entertaining. This property also features two double bedrooms, with one of the bedrooms benefitting from an en-suite bathroom, the second bathroom complements the property adding convenience for residents and guests alike. London Fields and the Lido is on your doorstep, along with Mare Street and Broadway Market only a short walk away. Transport to the City and beyond is made easy with a two-minute walk to London Fields Overground station, and numerous bus routes nearby. Available to the market chain-free.

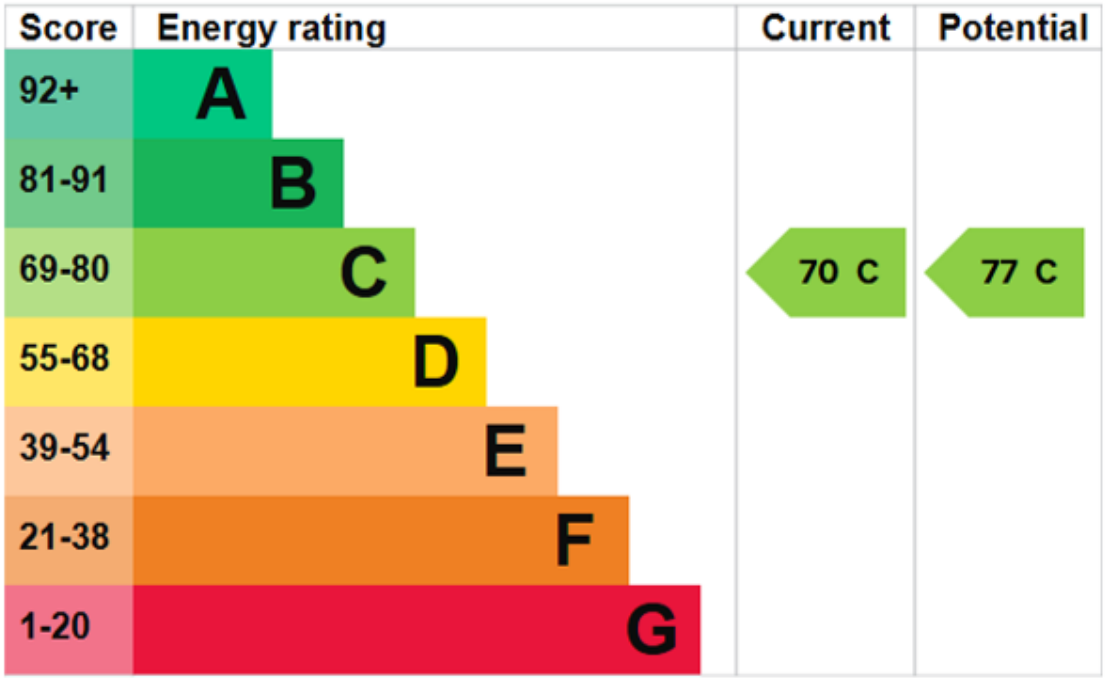
£635,000

Leasehold

KEY FEATURES

- Two-bedroom, two-bathroom apartment
- Open plan reception/kitchen/diner
- Victorian school conversion
- Within catchment of highly regarded schools
- Offered chain free
- Ideally positioned for London Fields, Broadway Market and its cafés, pubs and restaurants
- London Fields Overground station and numerous bus routes nearby

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 102 years	(Advised by Vendor)
SERVICE CHARGE:	£1,440.00 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.


OLIVE


OLIVE




T.J. READ
NORFOLK




MARTIN AMIS









SECOND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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