



26 LACE HOUSE PAMELA STREET LONDON, E8 4FL

£625,000
LEASEHOLD

Stunning Modern Apartment in a Sought-After Development.

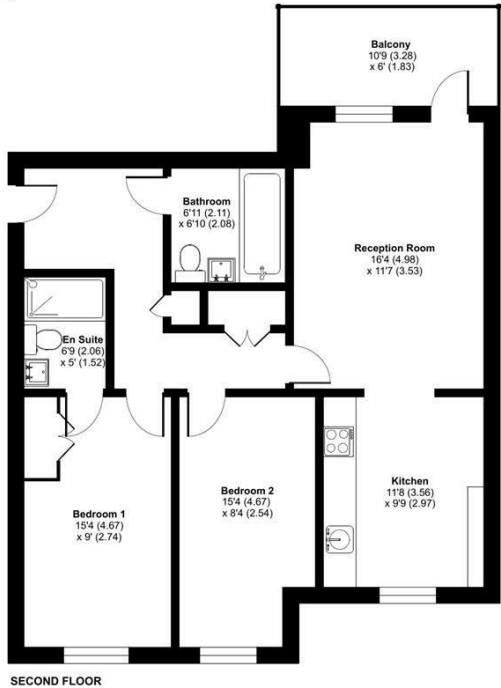
This exceptional modern apartment, located on the second floor of a prestigious development, boasts contemporary design and top-quality finishes throughout. With a sleek, open-plan layout, the property is bathed in natural light thanks to floor-to-ceiling glazing and beautiful wooden floors that add a touch of luxury. A standout feature of the apartment is the larger-than-average kitchen and double-aspect living space, offering a spacious and airy feel that sets it apart from other flats in the block.

Offered with no onward chain, the apartment comprises an inviting entrance hall with generous storage space, a spacious living and entertaining area

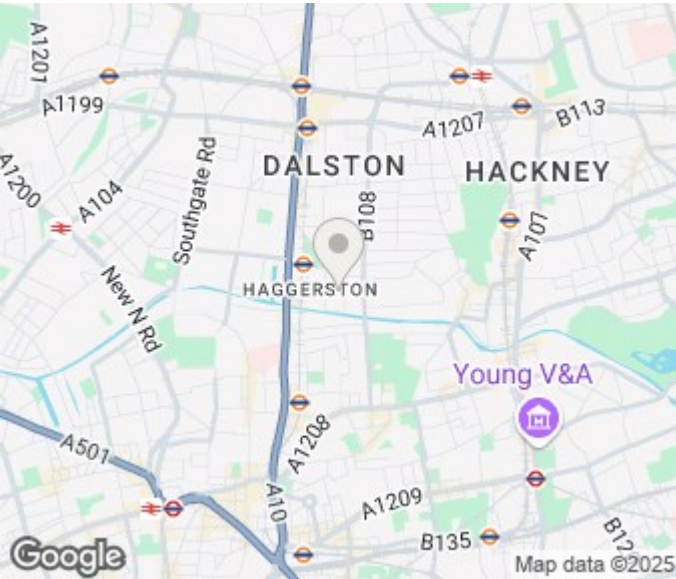
Hemmingfords


Lace House, Pamela Street, London, E8

Approximate Area = 814 sq ft / 75.6 sq m
For identification only - Not to scale



 **Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for L&Q Group. REF: 1091696



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Sales & Lettings
Second Floor
34 Upper Street
London
N1 0PN

02038907470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords