



{ 39 GRANSDEN AVENUE E8  
£3,000 PER MONTH AVAILABLE 08/07/2025




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

39 Gransden Avenue E8

£3,000 Per Month  
Furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Selection of 1/2/3 Bedroom Apartments available, - Apartments come with 1 or 2 bathrooms, - Private Spacious Balcony, - SHARERS WELCOME, - Pets on Application, - Transport Links: London fields rail (110yd)

## Council Tax

Council Tax Band D

Hamptons  
3 Broadway Parade  
London, N8 9DE  
020 8215 8866  
CrouchEndLettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

Presenting a selection of modern, high spec two apartments - choice of 1 / 2 or 3 bedroom properties with 1 or 2 bathrooms. All with private balconies or outdoor space. Location is key, only minutes walk to London Fields Rail & Broadway Market. These properties feature a modern open-plan living areas, a fully equipped kitchen, and two well-proportioned bedrooms and apartments come with 2 bathrooms. All apartments feature large balconies, double glazing & wooden flooring throughout as well the development has onsite concierge. Location is key, with this building only minutes to London Fields Park / Rail, cafes and grocers, offering convenience in a trendy location. Available as fully furnished/unfurnished. SHARERS ALLOWED / Pets on application \*photos are depicting 'show flats' . Floorplans / orientation aspects can differ. Enquire within



No floor plan currently available

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating

EPC Pending



