



## Albion Drive, London, E8

Presenting an exquisite one bedroom penthouse, ideally positioned just moments from the vibrant London Fields and the trendy Broadway Market. This exceptional residence features a stunning finish, showcasing meticulous attention to detail throughout.

The property comprises an inviting entrance hall, which connects the large south-easterly facing bedroom, complete with masses of fitted storage and two generous built in cupboards. The excellently fitted bathroom sits between the bedroom and the lounge/kitchen, which is open plan plan, fully integrated and offers flexible space to be laid out as the new buyer sees fit.

Residents of this penthouse benefit from the added luxury of a lift and will enjoy captivating views that stretch beyond the immediate surroundings, offering a visual experience of the cityscape with views East and Westerly.

This property is chain-free, offering a straightforward path to ownership and vacant possession. Furthermore, it presents the rare advantage of a share of freehold, adding a valuable layer of autonomy for the discerning buyer.

**Asking price £525,000**

- Spacious penthouse apartment
- Beautifully finished throughout
- Ample built in storage
- Residents lift
- Moments from Broadway Market & London Fields
- EWS1 compliant (A1 rating)
- Service charge of £2100 p/a
- EPC Rating – D
- Council tax band - C
- Local rates - £1379

# Fourscore Mansions, Albion Drive, E8 4LZ

Approx Gross Internal Area = 64.69 sq m / 696 sq ft



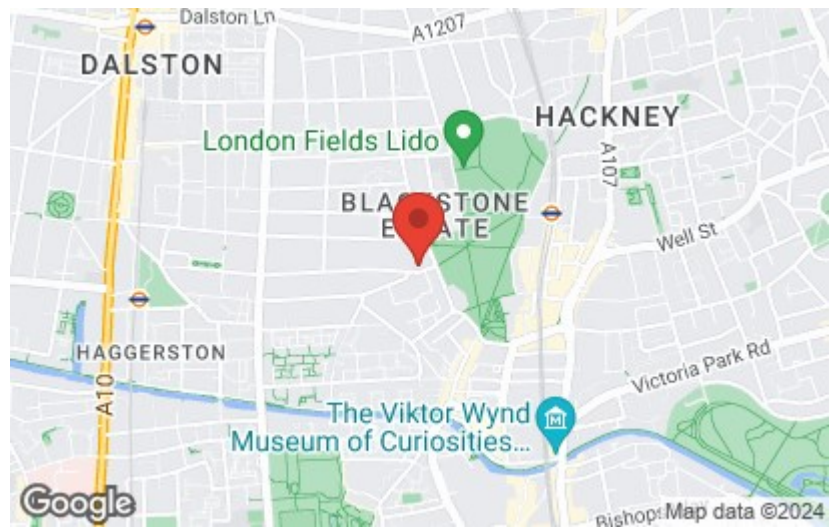
Fifth Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		64	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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