



## 70 Martello Street

Hackney, London, E8 3QQ

### £2,300 Per month

This delightful apartment offers the ultimate in contemporary urban living in this dynamic modern development,-

- with far-reaching views of the City of London Skyline.

- Set within landscaped grounds

- A concierge and passenger lift

- A gymnasium

- Composed of an inviting reception hall,

- reception having direct access to balcony overlooking the Park (9th floor)

- Modern bathroom

- A living/entertaining space opening to a fitted kitchen with integrated appliances.

- Moments from London Fields Park, and a host of vibrant amenities and transport links on Richmond Road, Mare Street and Broadway Market.

- 2 bedrooms
- 2 bathrooms
- bedroom en-suite
- hackney
- Lift
- Gym
- balcony
- Open plan kitchen
- Living-room

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

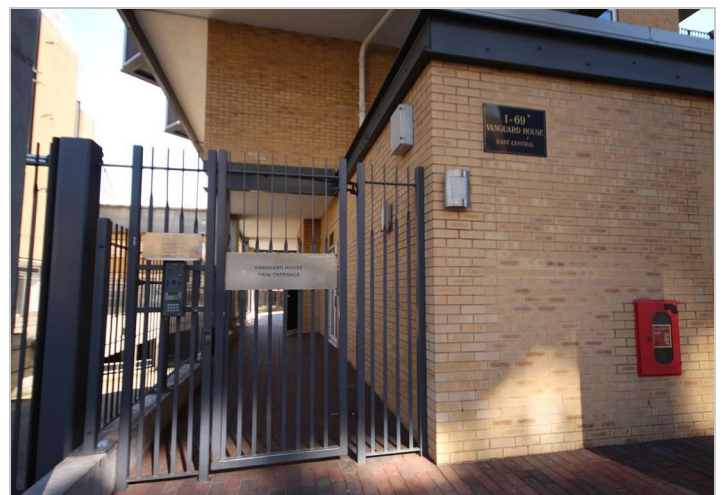


## Area Map



## Energy Efficiency Graph

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



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