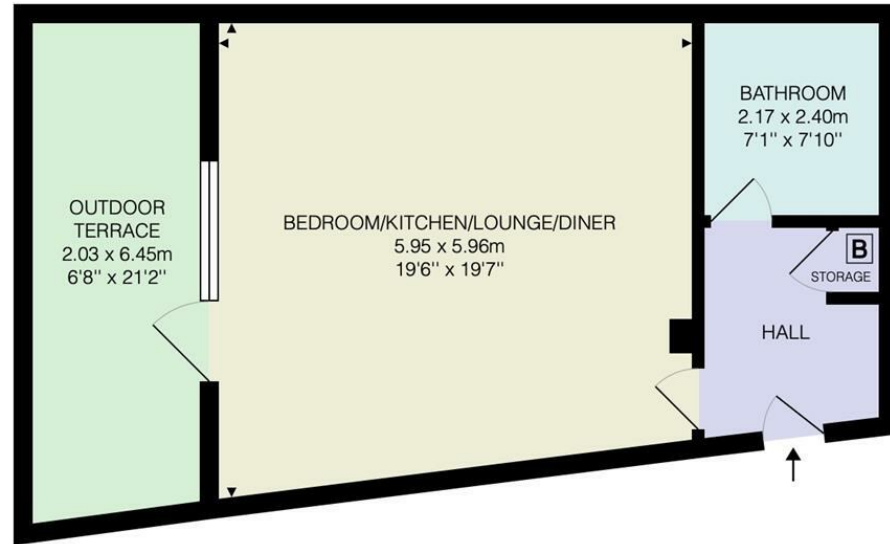
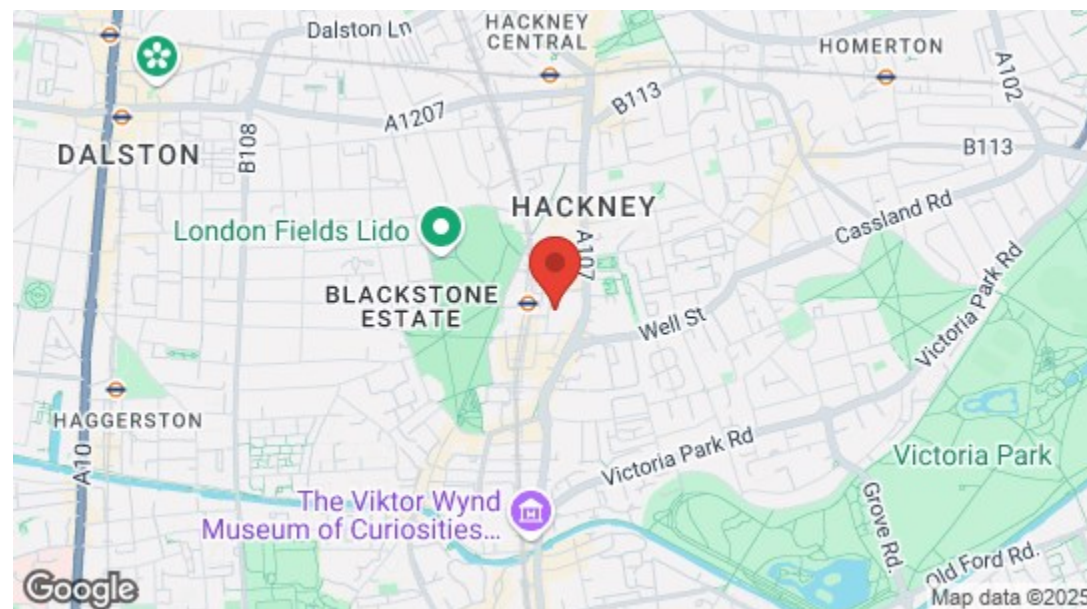




GROUND FLOOR

Total Area (Excluding Outdoor Terrace): 44.9 m² ... 483 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		



Gransden Avenue, London
£3,250 Per Month
 1 bed, Flat



→ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

→ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

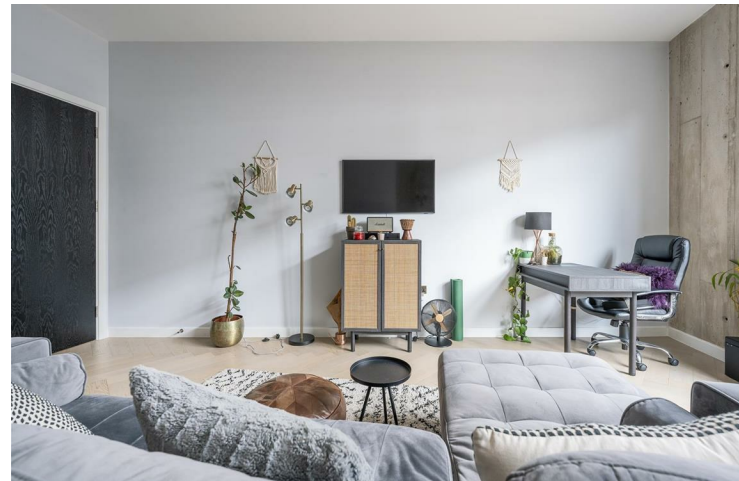
→ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f i t @stowbrothers



Features

- Boutique Designer Apartment
- Secure Gated Development
- Filled With Natural Light
- Private Terrace
- Sought After Location
- Moments From London Fields
- Popular Coffee Shops, Restaurants and Bars Nearby



A boutique, designer apartment, with private terrace, high ceilings and immaculate finishes throughout. Your location's just as enviable, just a few footsteps from London Fields overground station and accompanying open greenery.

Home to the legendary London Fields Lido, London Fields is one of the Capital's most popular and longstanding public spaces, totaling more than thirty acres and dating back to the thirteenth century.



WHAT ELSE?

? - For your new local you can't go wrong with the Pub On The Park, a much loved, community friendly gastropub overlooking the greenery of London Fields itself. Less than five minutes' walk from your new home.

- If you really want to lose yourself in nature, then epic Victoria Park is less than twenty minutes on foot, with more than 200 acres of grand greenery home to cafes, playgrounds and the renowned Victoria Park boating lake.?

- You're also just three minutes on foot from Mare Street, the vibrant epicentre of Hackney's famously diverse nightlife, with a huge range of bars, venues and restaurants to explore.





➡ IF YOU LIVED HERE...

Your main studio space comes in at a substantial 380 square foot, with smoky engineered hardwood flooring running underfoot throughout, and timber accents on the smooth white walls marking out sleeping and study spaces. Your kitchen area's smartly decked out in charcoal grey cabinets, with slim marbled worktops and timber style splashbacks. A full suite of integrated appliances completes things in understated style.

Natural light floods in from floor to ceiling windows and patio doors leading out to your private terrace. Out here you have a generous 140 square feet of nicely secluded outdoor space. Back inside and cross the main studio for your generous entrance hall, plenty of incidental space here, for bags, coats and extra storage. Your smart designer bathroom is an enviable boutique affair, with oversized dark marbled tilework running from tub to ceiling, a smoky grey colour palette and rainfall shower over the tub.

Outside and, as noted, London Fields overground is just a couple of minutes' walk from your new front door for direct nine minute runs to Liverpool Street, making for a door to door City commute of less than quarter of an hour. Just past the station you have London Fields itself, without question one of Hackney's premier outdoor spots. Whether you want to take a dip at the heated Lido, explore the sports facilities and fitness clubs or just take a morning run, it's a splendid spot to have on your doorstep.

