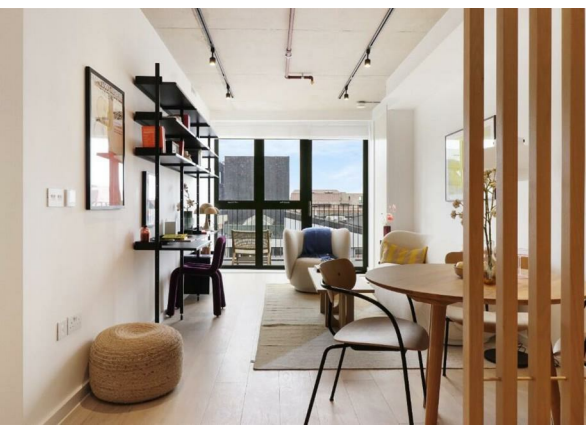


The Smokehaus Bayford Street, London, E8 3SF  
£2,800 Per month  
EPC Rating: Council Tax Band: C

STONE



Please Note: The photos shown are of a similar unit within the development and are intended to illustrate the overall style and finish. Layout and features may vary. For accurate details, please refer to the floorplan attached.

Stone London is proud to present this spectacular two-bedroom flat in The Smokehaus-a striking development full of character, style, and individuality. Designed to suit a variety of lifestyles, this home blends modern living with the creative energy of its vibrant surroundings.

Step inside to discover a spacious open-plan kitchen and lounge, perfect for relaxing or entertaining. The living area flows seamlessly onto a private balcony, offering a refreshing outdoor escape right from your sofa. Both double bedrooms are generously sized and cleverly positioned on opposite sides of the apartment for maximum privacy-ideal for sharers or guests. A door separates the hallway from the living space, creating a quiet retreat and thoughtful layout for everyday comfort.

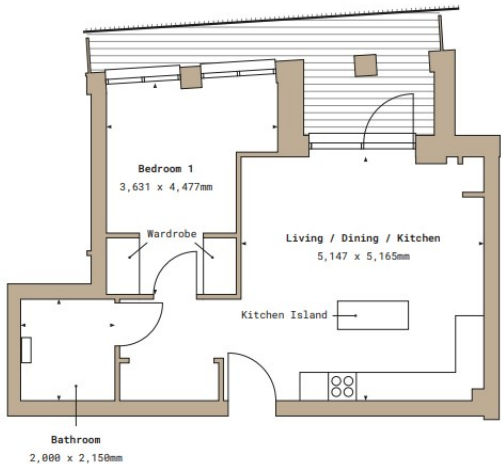


Percy House,  
33-34 Gresse Street,  
London  
W1T 1QU  
020 7043 8888  
Lettings@stone.london

# 6.2

## SMOKEHAUS

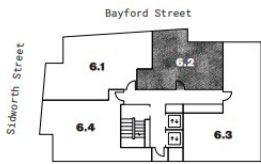
LONDON FIELDS, E8



Total area 553.3 sq.ft 51.4 sq.m

Floor 7

- 1 Bedroom
- 1 Reception
- 1 Bath/Shower



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	