

Mentmore Terrace, E8



Blakestanley are delighted to present this three bedroom top floor apartment with 461sqft (42sqm) west facing roof terrace, offering unparalleled views of the London skyline. Situated on the fifth floor the property benefits from 907sqft (84.3sqm) of living space, comprising three bedrooms, a large reception room with access to the west facing roof terrace, a separate kitchen, a three piece bathroom suite and an ensuite shower room in the master bedroom. Located just a short walk from Broadway Market with its numerous cafes, bars & restaurants and London Fields with its lido, as well as Regent's Canal are just moments away. Transport links include London Fields station, Hackney Central station, Bethnal Green underground and plenty of bus routes, giving easy access to the City and beyond.

£950,000
Leasehold

KEY FEATURES

- Top floor apartment.
- 461sqft (42sqm) west facing roof terrace.
- 907sqft (84.3sqm) of living space.
- Three bedrooms.
- Two bathrooms.
- Moments from London Fields, with its Lido.
- Numerous amenities close by.
- An array of transport links.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 109 years	(Advised by Vendor)
SERVICE CHARGE:	£2,808.98 p.a.	(Advised by Vendor)
GROUND RENT:	£100.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,966.51 p.a.	(Advised by Vendor)
LOCAL AUTHORITY:	Hackney London Borough Council	
VIEWING:	By appointment through BlakeStanley	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and believed to be accurate within 6 inches. They should not be relied upon for carpets and furnishings.











FIFTH FLOOR
907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.

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

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