Lovelace Street, E8



Situated on the top (fifth) floor of a modern development is this two bedroom apartment with private south facing balcony, which Blakestanley are pleased to present to the market. The property offers 660sqft (61.3sqm) of living space, comprising of two double bedrooms, one with en-suite, a bathroom and an open plan kitchen/reception room leading onto the private south facing balcony with far reaching views. Each room offers floor to ceiling windows and doors with Juliette balconies, giving great light and airflow to the whole apartment. The flat also benefits from an allocated underground parking space, secure bike storage, concierge and plenty of storage space. Located close to many green open spaces including London Fields, Shoreditch Park and Haggerston Park, as well as being within walking distance to the entertainment and amenities of Broadway Market and Hoxton/Shoreditch. An array of transport links and the Regent's Canal put the City within easy reach. Being sold chain free.

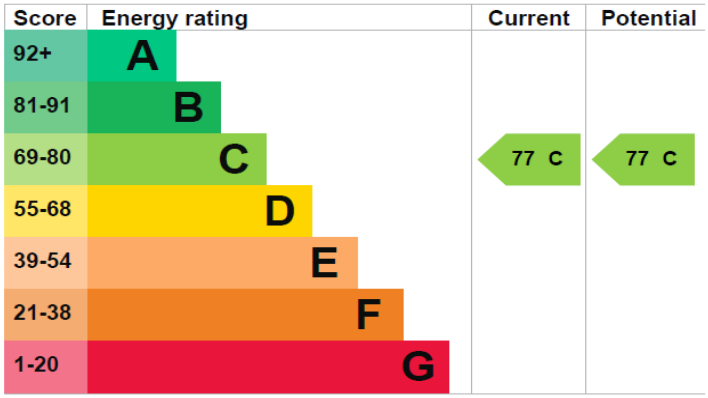
£595,000

Leasehold

KEY FEATURES

- Large private south facing balcony.
- Bathed in natural light throughout.
- 660 sqft (61.3 sqm) of living space.
- Open plan kitchen/reception leading onto the balcony.
- Two double bedrooms and two bathrooms.
- Broadway Market, Hoxton and Dalston within walking distance.
- Many parks and Regent's Canal close by.
- Allocated underground parking space, concierge & communal courtyard.
- An array of transport links.
- Being sold chain free.

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 115 years	(Advised by Vendor)
SERVICE CHARGE:	Circa £2,400.00 p.a.	(Advised by Vendor)
GROUND RENT:	Circa £300.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £1,877.37 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.













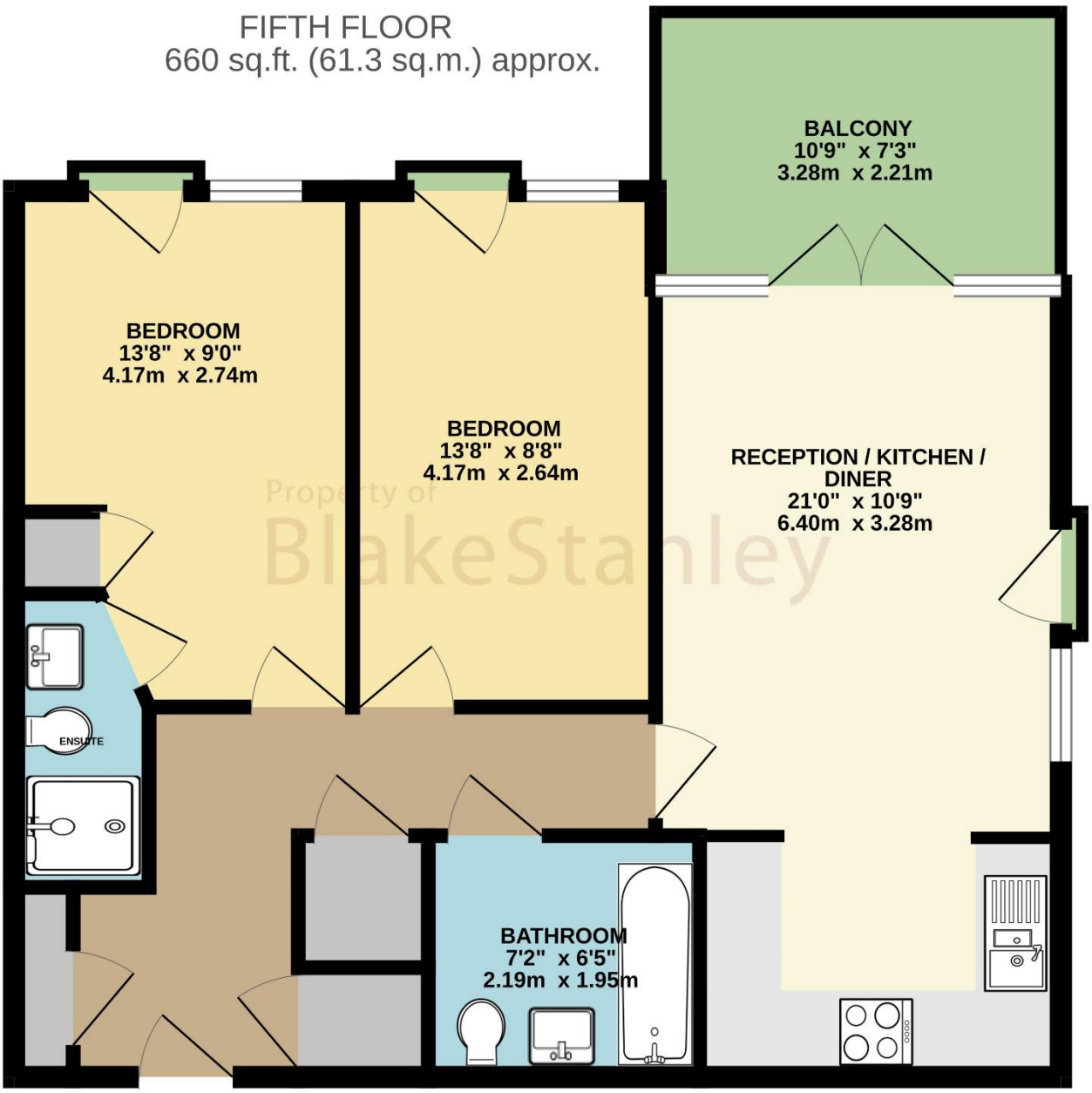

Alphabet Chart
abcdefghij
klmnopqr
stuvwxyz







FIFTH FLOOR
660 sq.ft. (61.3 sq.m.) approx.



Property of BlakeStanley

TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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