



## Dummy, Flat 29 Spectrum Buildings East Road, Hackney, London, N1 6FB £3,000 Per Month

- Two Double Bedrooms
- Private Balcony
- 0.3 Miles to Old Street Station
- Next to London Cycle Superhighway Route 1
- Two Bathrooms
- Walking Distance to Shoreditch Park
- 0.6 Miles to Hoxton Station



# Flat 29 Spectrum Buildings East Road, London N1 6FB

Blakestanley are pleased to present this modern 2-bedroom, 2-bathroom flat in Hackney.

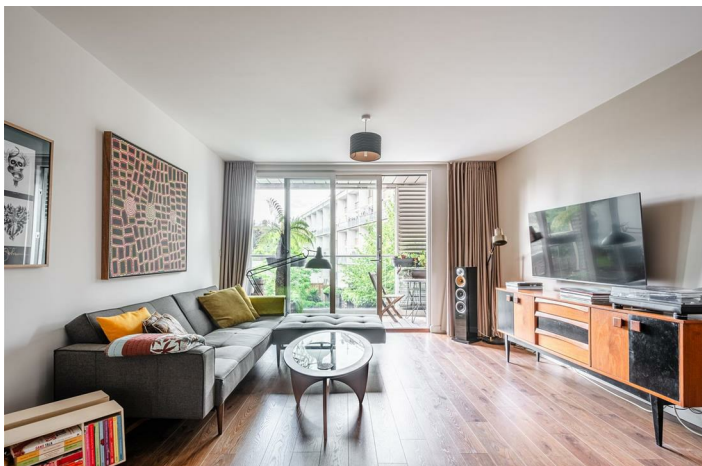
This flat offers a perfect blend of style and convenience through an open plan living and dining area; leading with a sleek, fully fitted kitchen with high-end appliances, followed by a spacious reception area, where you can step onto your private balcony for your enjoyment of outdoor space.

The master bedroom features an en-suite bathroom and built-in wardrobes, while the second bedroom too offers built-in wardrobes, as well as the flexibility to use as a guest room or home office. Both the main and en-suite bathrooms are bespoke to the property.

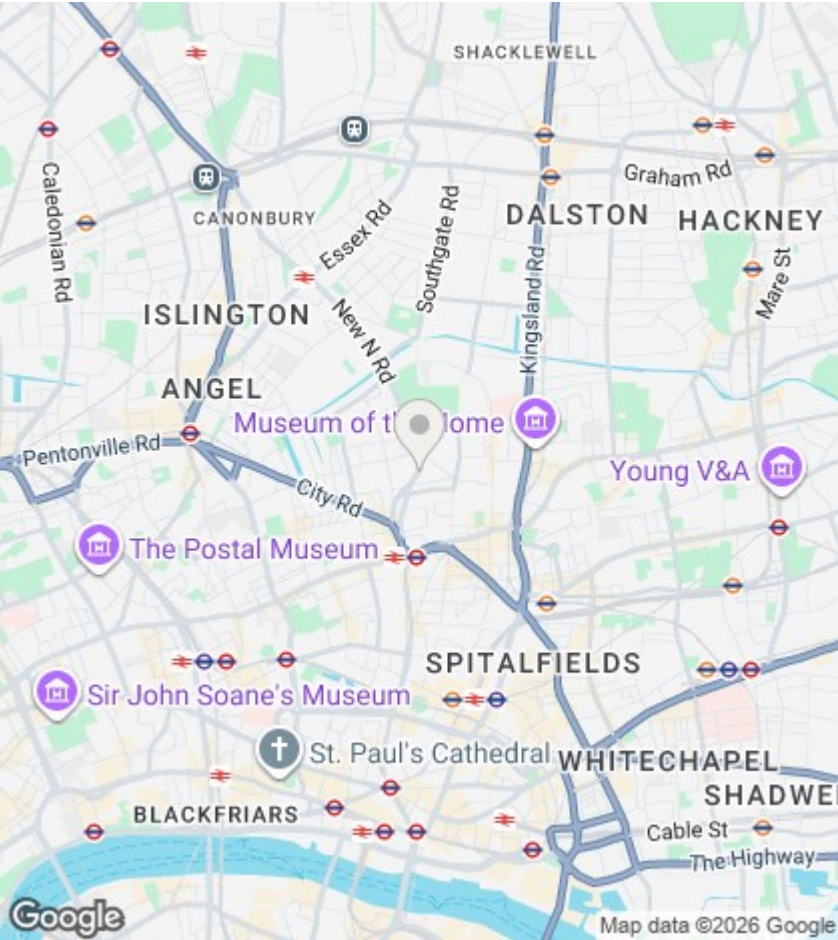
Located in the desirable Spectrum Buildings, enjoy EXCELLENT transport links via Old Street or Hoxton Station as well as being a short walk away to a wealth of local cafes, restaurants, and shops in local destinations such as Barbican, Shoreditch, Hoxton, Dalston and Columbia Road flower market.



Council Tax Band: E







Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 75      | 75                      |
| (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 |

