



## Flat 50 Vanguard House 70 Martello Street, London, E8 3QQ

£425,000

- Well presented one bedroom flat.
- Private southerly facing balcony.
- Three piece bathroom suite.
- Communal roof terrace, gym & concierge.
- Cafes, bars & restaurants of Broadway Market.
- 8th floor with stunning views.
- Open plan living.
- Secure underground parking space.
- London Fields with its Lido on your doorstep.
- An array of transport links.

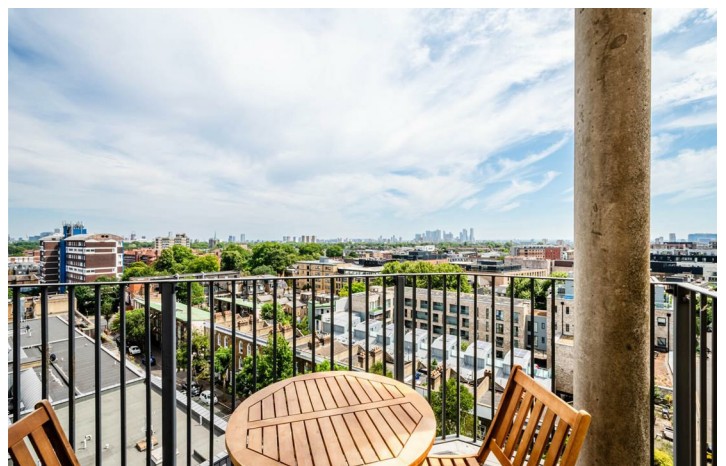
# Flat 50 Vanguard House 70 Martello Street, London E8

300

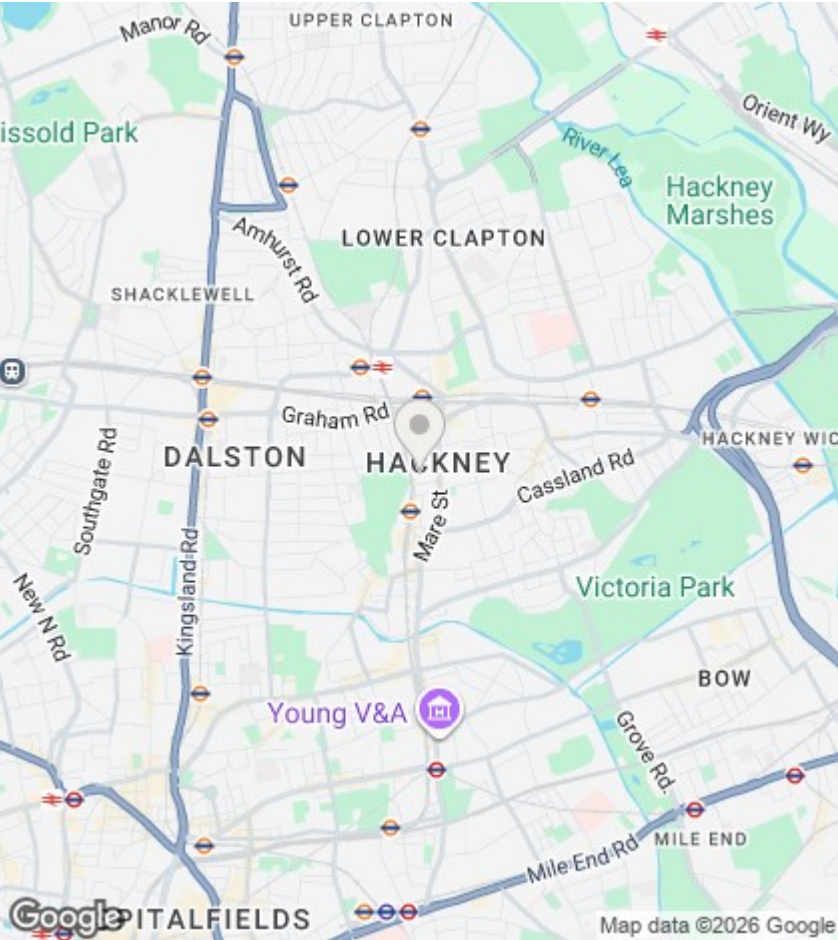
Located on the eight floor of an imposing gated development on London Fields, is this one bedroom apartment with stunning views of the City. Boasting 542sqft (50.3sqm) of living space the property offers open plan living with the reception room having floor to ceiling windows with unique views across the London skyline including The City and London Fields. As well as a fully fitted kitchen there is one double bedroom with private southerly facing balcony offering views of The City and a three piece bathroom suite. Further benefits are a secure underground parking space, concierge, a communal gym and a communal roof terrace located on the fifth floor. Perfectly positioned for the bars, cafes and restaurants of Broadway Market & Hackney Central, as well as having London Fields with its Lido on your doorstep. Numerous transport links, including London Fields & Hackney Central train stations, all put the City and beyond within easy reach.



Council Tax Band: C







Directions

Viewings

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

EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

