



Flat 4 10a Ellingfort Road, Hackney, London, E8 3PA

£800,000

- Two bedroom maisonette
- Private patio garden
- Bathed in natural light
- Amenities of Mare Street & Hackney Central
- Large reception / kitchen
- Family bathroom
- London Fields & Broadway Market
- Numerous transport links

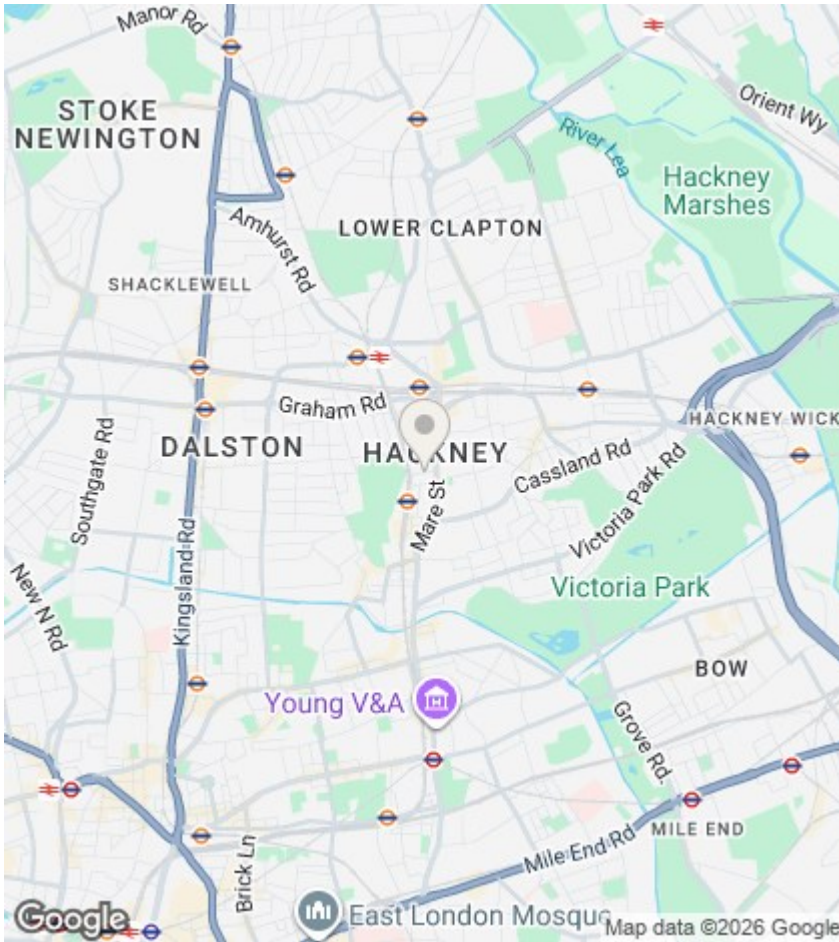
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Located right next to London Fields and within walking distance to Hackney Central is this two bedroom maisonette bathed in natural light. The majority of the ground floor is occupied by a large open plan reception & kitchen with direct access to patio garden, as well as storage space and separate W.C. The first floor comprises two large bedrooms, a family bathroom and more storage. Ideally located for the many amenities on Mare Street, as well as being a short walk to the open green space of London Fields and the bars & restaurants of Broadway Market. Numerous transport links make The City and beyond within easy reach.



Council Tax Band: D





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		69	71
(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	

