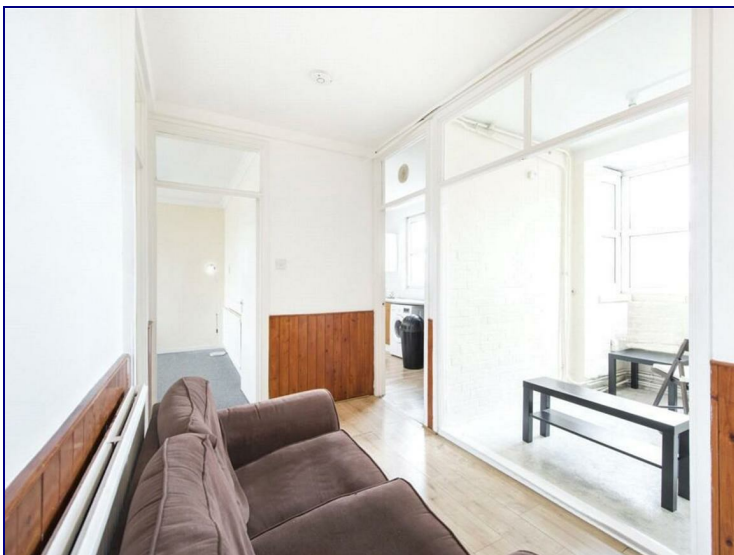



Mapledene Road, London, E8 3LN



£3,800

**** SHARERS WELCOME**** A bright 3/4 double bedroom top (second) floor flat set within this popular low rise local authority development only moments from the greenery of London Fields, trendy Broadway Market and the walks of the Regents Canal. Accommodation comprises 3 good size double bedrooms, dual aspect reception room, separate kitchen, utility area/ study, bathroom and separate WC. The property would benefit from updating but offers a wealth of well proportioned rooms, with lateral space in a very popular and convenient location. Mapledene Road is located close to the wide open spaces of London Fields Park with its refreshing greenery and Broadway Market with its boutique shops, gastro pubs and restaurants, whilst the all weather Lido is also moments away. The property also benefits from its close proximity to London Fields station with its trains to Liverpool Street and Haggerston Station (London Overground).



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	