

Martello Street, E8



Blakestanley have the pleasure of announcing this London Fields two-bedroom apartment with stunning panoramic views of London to the market. Located on the eighth floor and boasting 636sqft (59sqm) of pristine condition living space, the property offers an open plan reception and kitchen with balconies either side covering vast southerly views of Canary Wharf and the other, northerly views of Stratford and the Olympic Park, two double sized bedrooms and a three-piece bathroom suite. Further benefits include a secure underground allocated parking space, a concierge, a communal gym, a large communal roof terrace on the 5th floor and a communal garden. Perfectly positioned for the bars, cafes and restaurants of Broadway Market & Hackney Central, as well as having the green 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.

£525,000
Leasehold

KEY FEATURES

- Eighth Floor, bright and great views
- Two Balconies, South and North
- Two double sized bedrooms
- In great condition
- Well positioned for parks, transport and popular hackney areas
- Within catchment of highly regarded schools
- London Fields Overground & Bethnal Green Underground stations

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold – 106 years	(Advised by Vendor)
SERVICE CHARGE:	£4,000.00 p.a.	(Advised by Vendor)
GROUND RENT:	£250.00 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band D - £2,060.30	(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.











