



Dummy, Spectrum Building 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

Spectrum Building East Road, London N1 6FB

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

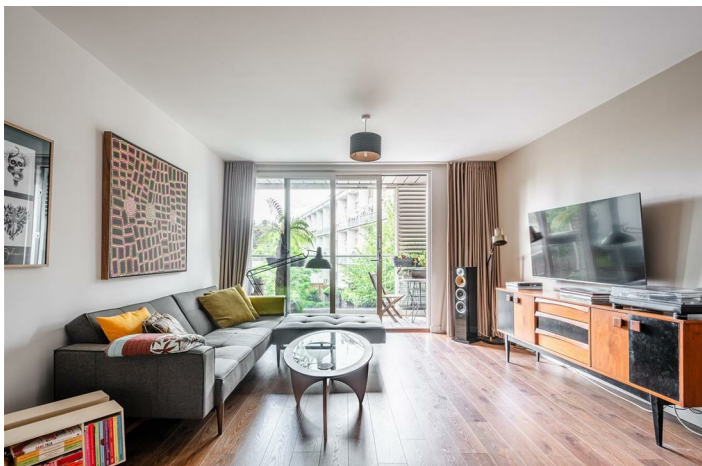
This flat offers a perfect blend of style and convenience through an open plan living and dining area; leading with a sleek, fully fitted kitchen with high-end appliances, followed by a spacious reception area, where you can step onto your private balcony for your enjoyment of outdoor space.

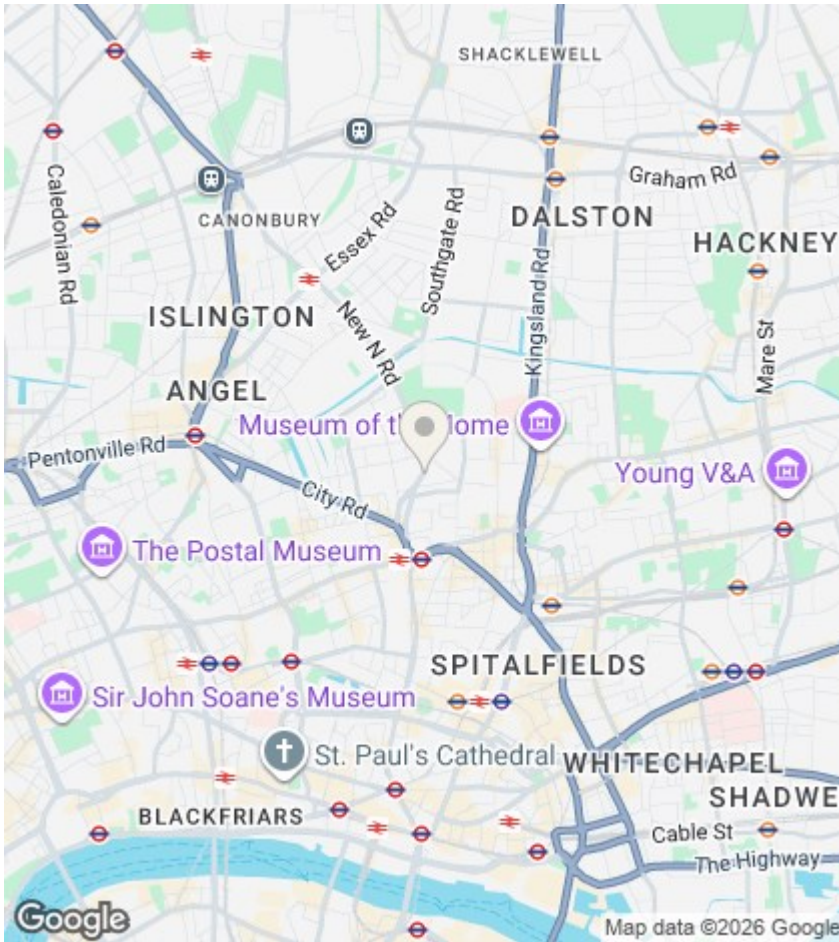
The master bedroom features an en-suite bathroom and built-in wardrobes, while the second bedroom too offers built-in wardrobes, as well as the flexibility to use as a guest room or home office. Both the main and en-suite bathrooms are bespoke to the property.

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	

