

Gransden Avenue, E8



Blakestanley are thrilled to announce to market this elegant three bedroom apartment with two balconies. Idyllically set by the green space of London Fields with its lido and benefiting from bakeries and fine dining spots, specialised gyms, boutique shops and above all, it's strong sense of community. The property is within a well regarded modern development and boasts 979sqft (91sqm) of bright living space. Encompassing an open plan kitchen / dining / reception room, three double sized bedrooms, two three piece bathrooms, one of which is an ensuite. Situated on the second floor, it's two balconies achieve both sunrise and sunset vista requirements. Parquet flooring which includes underfloor heating throughout, contemporary style fittings, and adequate storage make this the chain free, turn-key property the home you've been waiting for. Close to London Fields Overground and Bethnal Green Underground stations providing an easy commute to the rest of the city and beyond.

£925,000
Leasehold

KEY FEATURES

- Three double bedrooms
 - Hi-spec home with underfloor heating throughout
 - Two outside spaces, covering both sunrise and sunset
 - Fine dining, coffee houses and specialised gyms a road away
- Within catchment of many highly regarded schools
 - Green open spaces of neighbouring London Fields and Victoria Park
 - London Fields Overground & Bethnal Green Underground stations
 - Chain Free

ENERGY PERFORMANCE CERTIFICATE



ADDITIONAL INFORMATION

TENURE:	Leasehold – 142 years	(Advised by Vendor)
SERVICE CHARGE:	£6,257.36 p.a.	(Advised by Vendor)
GROUND RENT:	£500.00 p.a.	(Advised by Vendor)
RESERVE FUND:	£83.80 p.a.	(Advised by Vendor)
COUNCIL TAX:	Band C - £1,748.00	(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.



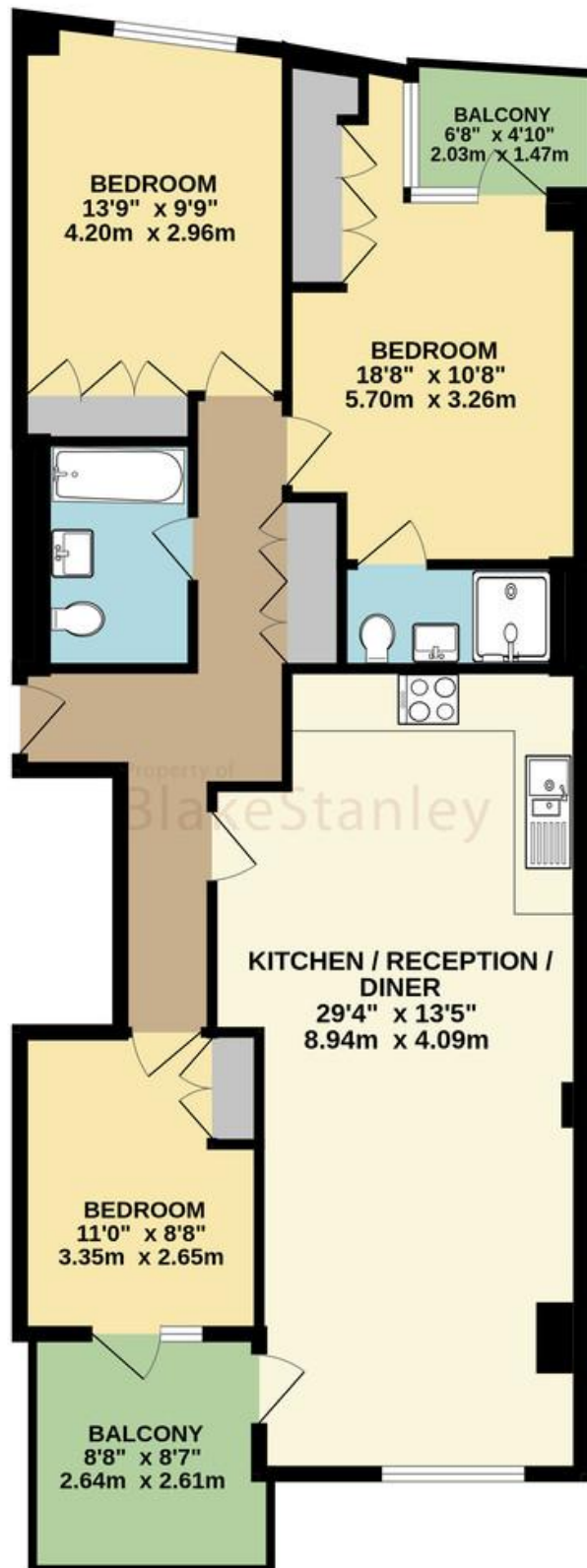








SECOND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 979sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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