



## Flat 1, 47 Kay Street, London, E2 8QD

£550,000

- Excellently presented apartment.
- Open plan reception/kitchen/diner.
- West facing patio garden.
- Broadway Market & Columbia Road.
- Being sold chain free.
- Two double bedrooms.
- Ensuite shower room & three piece bathroom suite.
- Access to communal roof terrace.
- Numerous transport links & amenities close by.

# 47 Kay Street, London E2 8QD

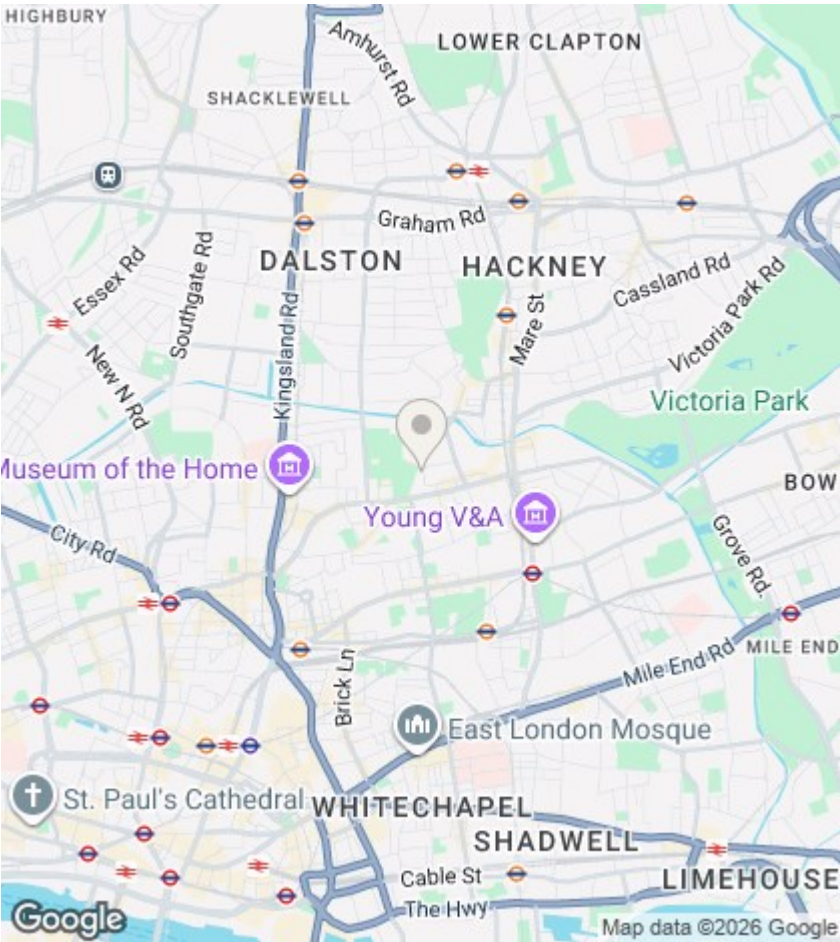
Blakestanley are delighted to offer to the market in excellent decorative order is this two bedroom apartment with patio garden. Situated on the ground floor of a well maintained development, the property comprises a spacious open-plan reception/kitchen/diner with doors out onto a generous west facing patio garden overlooking Haggerston Park, two double bedrooms, one with ensuite shower room, and a three piece bathroom suite. Other benefits include storage space and access to a communal roof terrace. The property is ideally positioned for the weekend markets of Broadway Market and Columbia Road whilst Shoreditch and The City are within easy walking distance, as are the green open spaces of London Fields and Victoria Park. An array of transport links are also close by including Bethnal Green Underground, Hoxton Overground and numerous bus routes. Being sold chain free.



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                                   | 80                      | 81        |
| (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 |           |

GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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