



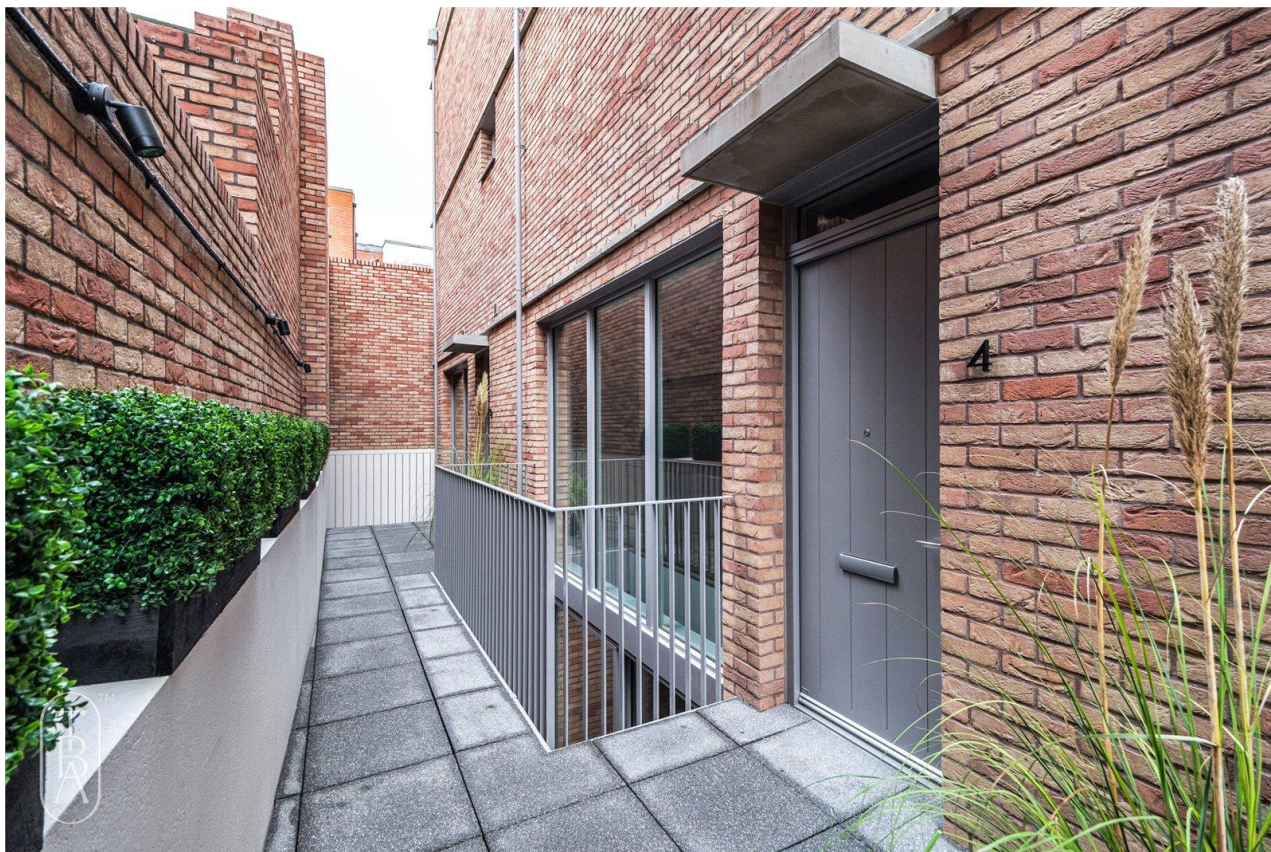
Lamb Lane E8

Share of Freehold
3 Bed 2 Bath
1334 sqft (approx.)

Finished to an exacting specification, this design led 3 bedroom 3 bathroom mews house benefits from high quality materials throughout with a key focus on good design and maximising useable space.

Developed by the award-winning Earth Residential, Lamb Mews on Lamb Lane, London Fields is a boutique development of just 10 individualist properties, each carrying their own unique personality via layout variation and/or the fixtures & fittings.

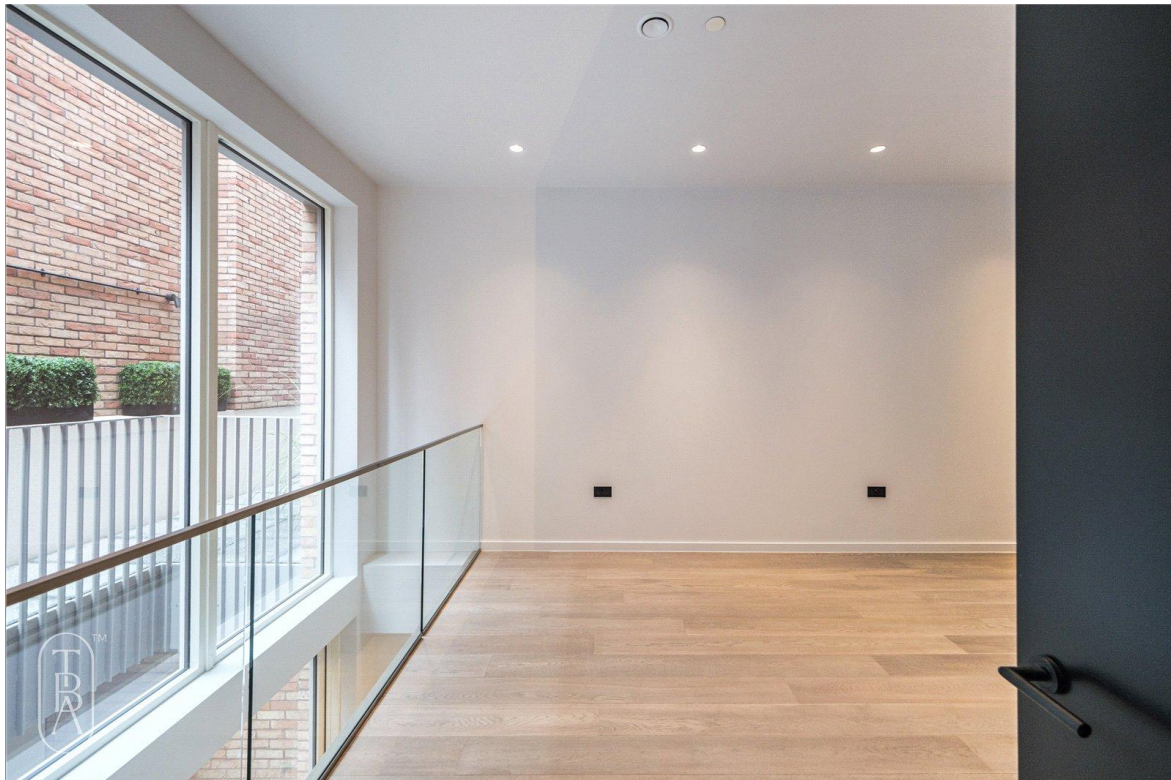
- New home
- Gated development
- 10yr ICW warranty



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The property spans 1,324 sqft (approx) over three floors, and starting with the open-plan kitchen/living spaces which are perfectly framed by their floor-to-ceiling windows providing volume and natural light which is only further enhanced by a void down to the private patio. Fitted with fully integrated Bosch appliances the Influence Furniture kitchen runs along the rear wall and features LED lit, soft close cabinetry with concrete style worktops and splash backs. There's an instant hot water tap, full-size fridge/freezer, dishwasher, oven and microwave plus out in the entrance lobby storage, a washer/dryer - again, all Bosch. On the ground floor there is a convenient WC with bronze bodied taps, half tiled walls and an optional extra of feature House of Hackney Wallpaper.

Temperature controlled by an underfloor system beneath the wide 190mm engineered oak boards and hot water via air source heat pumps the property will be EPC rated excellent with modern insulation, LED lighting and double glazing. With a focus on being eco-friendly the Lofthouse has been designed to retain warmth in the winter and stay cool in the summer.



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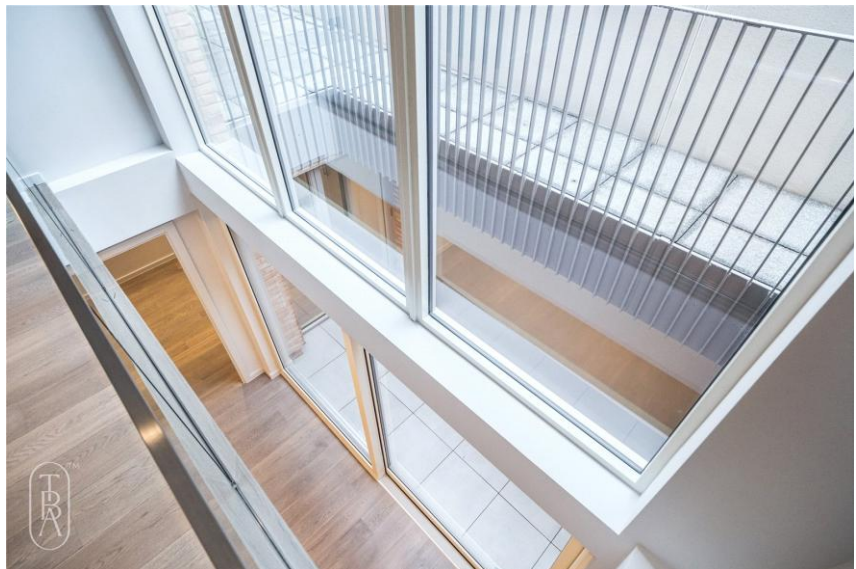
The upper floor comprises of two bedrooms, one with built-in storage and both with access to a sheltered balcony. A fully tiled bathroom with brushed brass sanitary ware completes the first floor.

Heading to the lower floor with a staircase illuminated by shadow gap lighting, an expansive second living space with recessed lighting runs the length of the Lofthouse and provides direct access out to the private patio. This floor also comprises of a third bedroom, a comfortable double, that not only has plenty of storage but also its own fully tiled en-suite shower room.

Lamb Mews residents also benefit from a secure bicycle store in the main courtyard for all occupiers to utilise.

Tenure: Share of Freehold
Lease Length: 997 years and 3 months
Service Charge: TBC
Ground Rent: TBC
Parking: Car-free development
Local Authority: Hackney Council
Council Tax Band: E

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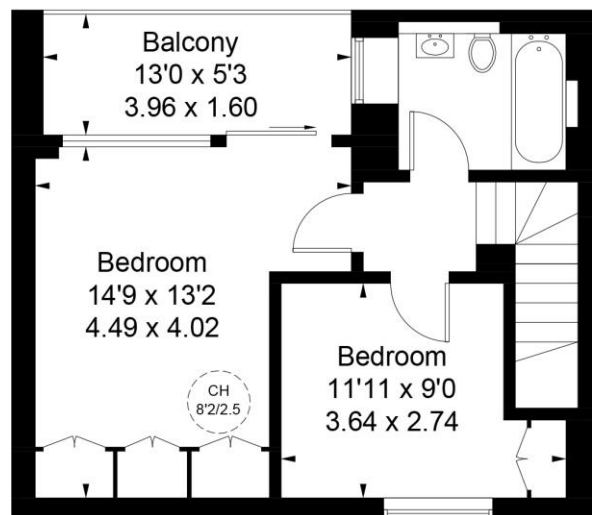


Lamb Mews, E8

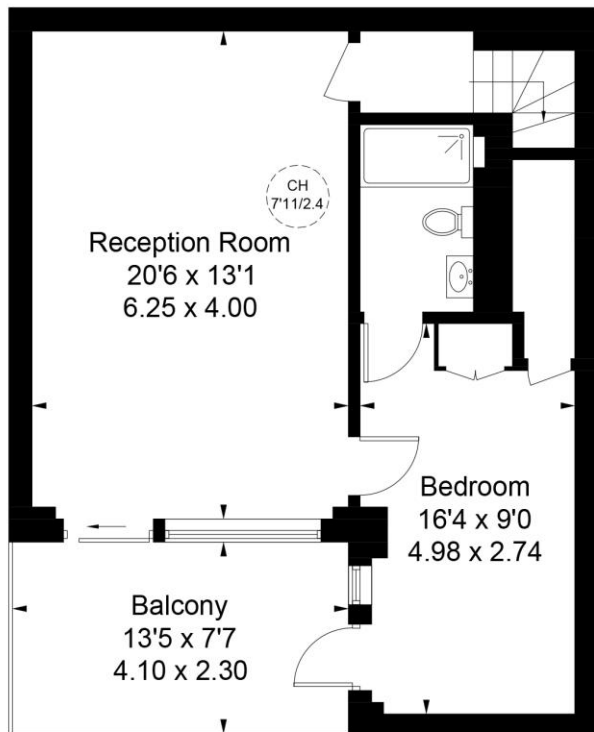
Approximate Gross Internal Area
 Lower Ground Floor = 540 sq ft / 50.2 sq m
 Ground Floor = 414 sq ft / 38.5 sq m
 (Excluding Reduced Headroom / Atrium Void)
 First Floor = 375 sq ft / 34.8 sq m
 Reduced Headroom = 5 sq ft / 0.5 sq m
 Total = 1334 sq ft / 124.0 sq m



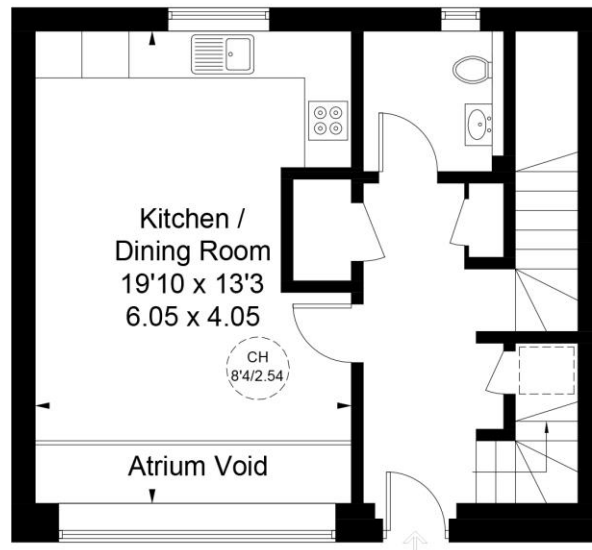
 = Reduced headroom below 1.5m / 5'0"



First Floor



Lower Ground Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1147080)