



## London Lane E8

Leasehold  
3 Bed 3 Bath  
1291 sqft (approx)

New to the market, this design led 3 bedroom 3 bathroom triple aspect lateral apartment is set on the second floor of a boutique development on London Lane, London Fields E8.

Finished with high quality materials throughout and a focus on natural light from its floor to ceiling doors and windows, the property spans 1,291 sqft (approx) plus has exclusive access to a private covered terrace with views out towards London Fields.

- Lateral apartment
- Underfloor heating
- Private terrace

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The island kitchen features fully integrated appliances, there's an instant hot water tap, wine cooler, full-size fridge/freezer, dishwasher, oven and microwave plus a washer/dryer. With a triple aspect the urban views of the city combined with the leafy greenery from London Fields make the living space highly impressive and the private terrace via large sliding doors only enhance the space further. Temperature controlled by an underfloor system beneath the timber floors finish the apartment nicely.

The large principle bedroom has a beautifully finished walk-in en-suite shower room. Additional two bedrooms comprise of spacious doubles, one benefits from an en-suite shower-room. There's also a main fully tiled bathroom accessed off the entrance hallway.

Apartments are reached by an internal communal lift accessed via the secure main entrance to the building plus residents also benefit from a secure bicycle store.

Set on the eastern side of London Fields, a Green Flag award winning (31 acre) park, and one of Hackney's most popular hotspots, an area renowned for greenspace yet proximity to The City.

With new coffee outlets and eateries popping up all the time, whether on the fabled Broadway Market or nearby Mare Street there is always a vibrant variety of bars and restaurants to frequent day or night. To name but a few of those most highly acclaimed include; El Ganso and OKKO. Casual bites and a buzzing atmosphere can also be found in the nearby Climpson's Arch, Popham's and Mare Street Market.

Getting around to desirable destinations is convenient with London Fields Overground station close by, providing simple access to Shoreditch, Liverpool Street and Wapping.

Tenure: Leasehold

Lease Length: 999 years

Service Charge: £4,054 per annum (approx.)

Ground Rent: £1 per annum (approx.)

Parking: Car-free development

Local Authority: Hackney Council

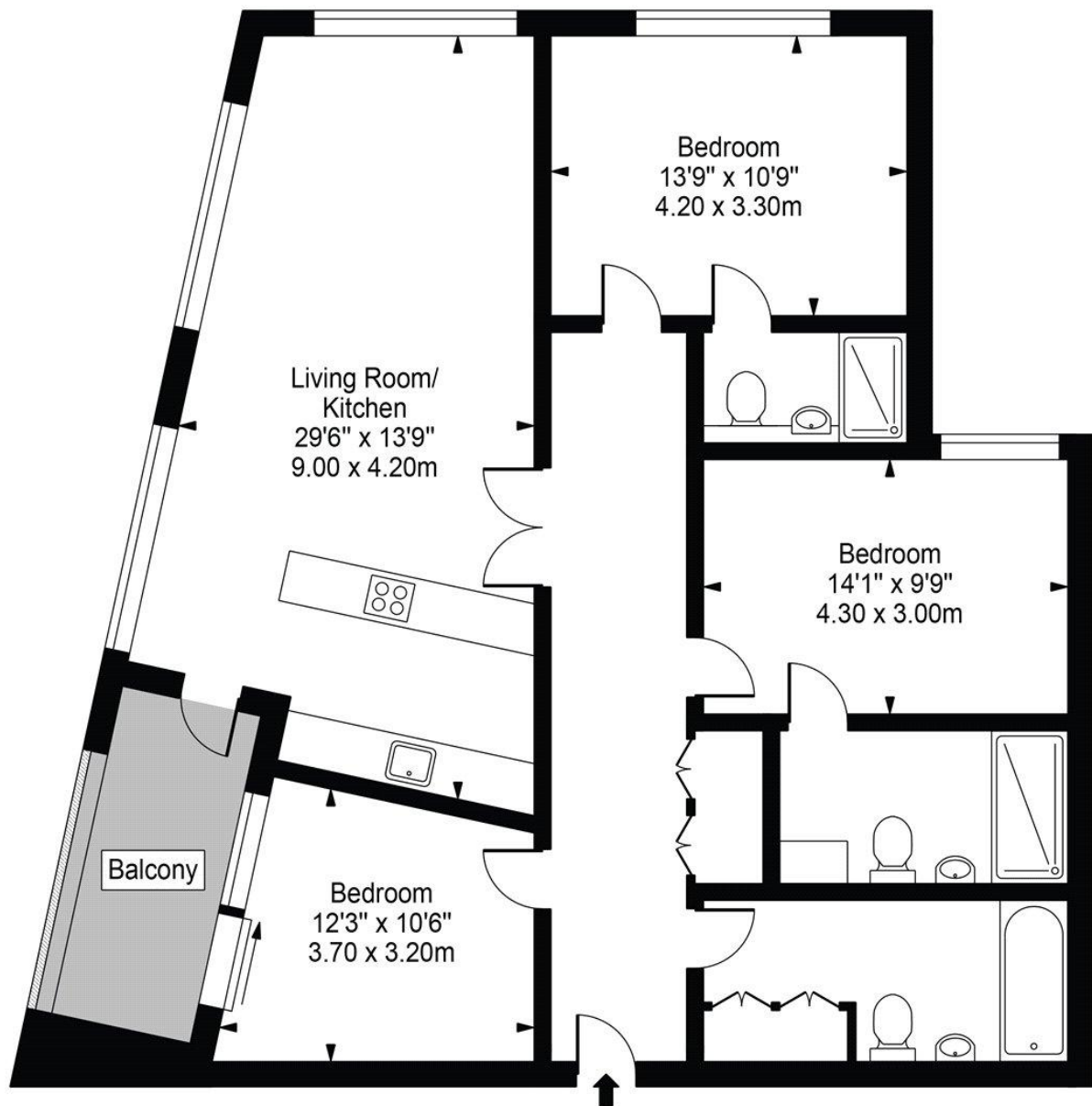
Council Tax Band: TBC

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## London Lane

Approx. Gross Internal Area 1213 Sq Ft - 112.70 Sq M



For Illustration Purposes Only - Not To Scale

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