

Martello Street, E8



Blakestanley are delighted to introduce a stylish and well-proportioned two bedroom, two bathroom apartment positioned on the second floor of the sought after All Nations House on Martello Street, offering refined contemporary living in an excellent location. The development itself is a secure gated Victorian school conversion overlooking London Fields. The apartment features a spacious open-plan kitchen and living area, finished to a modern standard, providing an ideal setting for entertaining or unwinding. Large windows ensure the space is filled with natural light throughout the day. Both bedrooms are generously sized, with the master bedroom benefiting from an en-suite bathroom, complemented by a second bathroom. The apartment is thoughtfully laid out, offering a sense of space, comfort, and practicality. The property also benefits from an allocated parking space. With London Fields on the doorstep, the property is perfectly positioned to enjoy one Hackney's finest green space alongside an excellent selection of cafés, restaurants and transport links, offering effortless access to the City and beyond. An ideal home for those seeking a stylish East London lifestyle. Being sold chain free.

£785,000
Leasehold

KEY FEATURES

- Victorian school conversion
 - Two bedroom, two bathroom apartment
 - Open plan living
 - Bathed in natural light
 - Allocated parking spot
 - Being sold chain free
- Well-positioned for Broadway Market and its cafés, pubs and restaurants.
 - London Fields on your doorstep
 - Within catchment of highly regarded schools
 - London Fields Overground & Bethnal Green Underground stations

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE:	Leasehold - TBC	(Advised by Vendor)
SERVICE CHARGE:	TBC	(Advised by Vendor)
GROUND RENT:	TBC	(Advised by Vendor)
COUNCIL TAX:	Band E - £2,060.30 p.a.	(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.











THIRD FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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