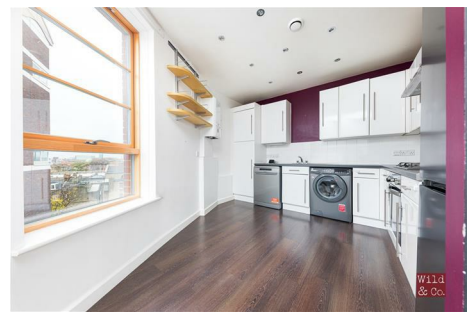


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Lyme Grove House, E9 6FF

Lyme Grove House is a contemporary purpose built block of apartments situated in the sought after and popular London Fields. This beautifully presented apartment offers bright spacious accommodation with large reception/kitchen, two double bedrooms, ample storage and benefitting from a private west facing balcony. Located on the fifth floor (with lift) of this architecturally impressive building.

Benefiting from fitted kitchen with new appliances, lounge, bathroom/WC, west facing balcony, lift access. Situated moments from Mare Street, walking distance London Fields Station, London Fields, and Broadway Market.

Guide Price £550,000 | Leasehold

Lyme Grove House, E9 6FF

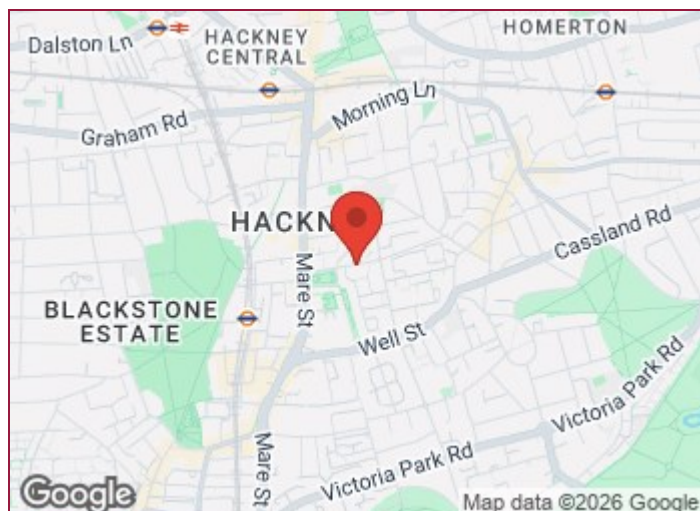


- 2 Double bedroom
- Fitted kitchen with new appliances
- Moments from Mare Street
- 5th Floor apartment
- Lounge & bathroom/WC
- Walking distance London Fields Station, London Fields & Broadway Market.
- Private west facing balcony
- Lift access

On the cusp of London Fields and Victoria Park makes this the perfect location with the wide open verdant spaces of Victoria Park and London Fields.

Yet close to Mare Street with it's cosmopolitan mix of independant and national retailers.

Vibrant night life with a myriad choice of restaurants, bars, pubs, clubs as well as cinema and the famous Hackney Empire.



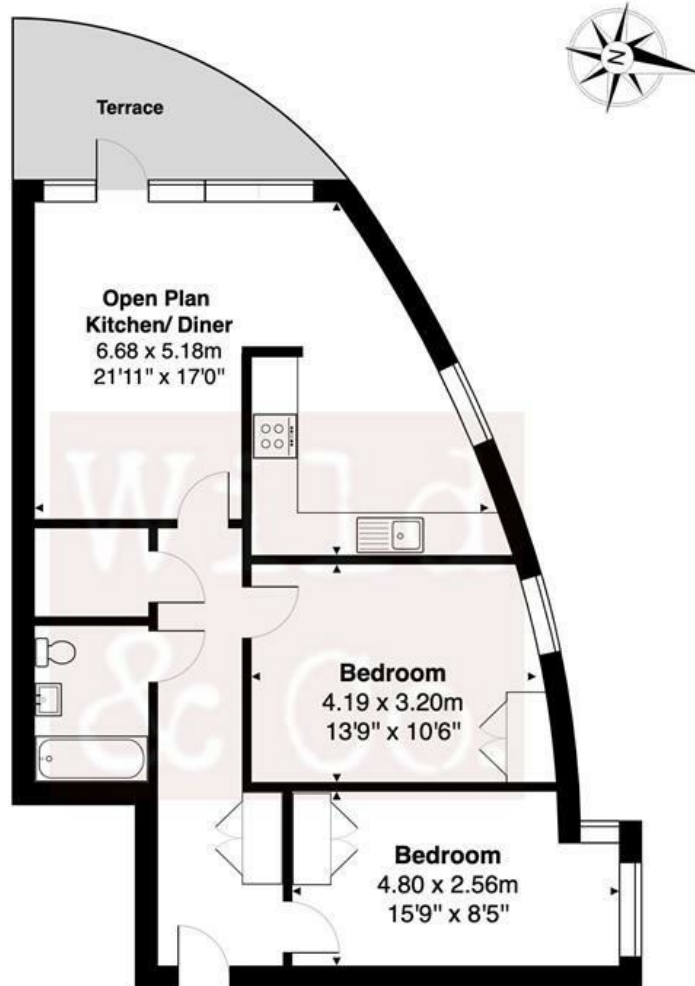
Directions

On Loddiges Road, directly off Mare Street (A107)



Lyme Grove House- E9

Approximate Gross Internal Area 74.0 m² ... 796 ft² (excluding terrace)



FIFTH FLOOR

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This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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