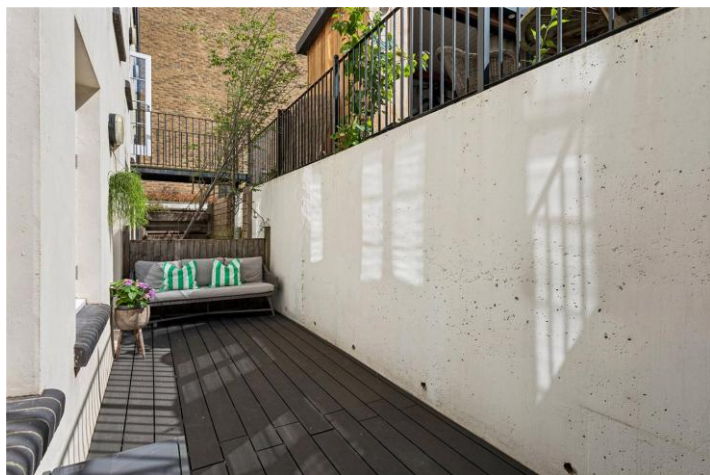




MARTELLO HOUSE, MARTELLO STREET, LONDON, E8
£675,000 LEASEHOLD

EXCEPTIONAL PARK-FACING APARTMENT MOMENTS FROM BROADWAY MARKET

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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[winkworth.co.uk](https://www.winkworth.co.uk)



DESCRIPTION:

Set within a characterful building overlooking London Fields, this beautifully presented two-bedroom apartment combines generous living space with an enviable position in one of Hackney's most desirable locations.

The property features a spacious open-plan reception room with a stylish fitted kitchen, creating an ideal setting for both everyday living and entertaining. Two well-proportioned double bedrooms are complemented by a modern bathroom, while to the rear, a private patio offers a peaceful outdoor space, ideal for relaxing, entertaining or enjoying the warmer months.

Ideally positioned just moments from London Fields Overground Station, the apartment offers excellent transport links into the City and beyond. London Fields, its popular Lido and the vibrant Broadway Market are all on the doorstep, alongside an outstanding selection of independent cafés, restaurants, bars and boutique shops, making this one of East London's most sought-after neighbourhoods.

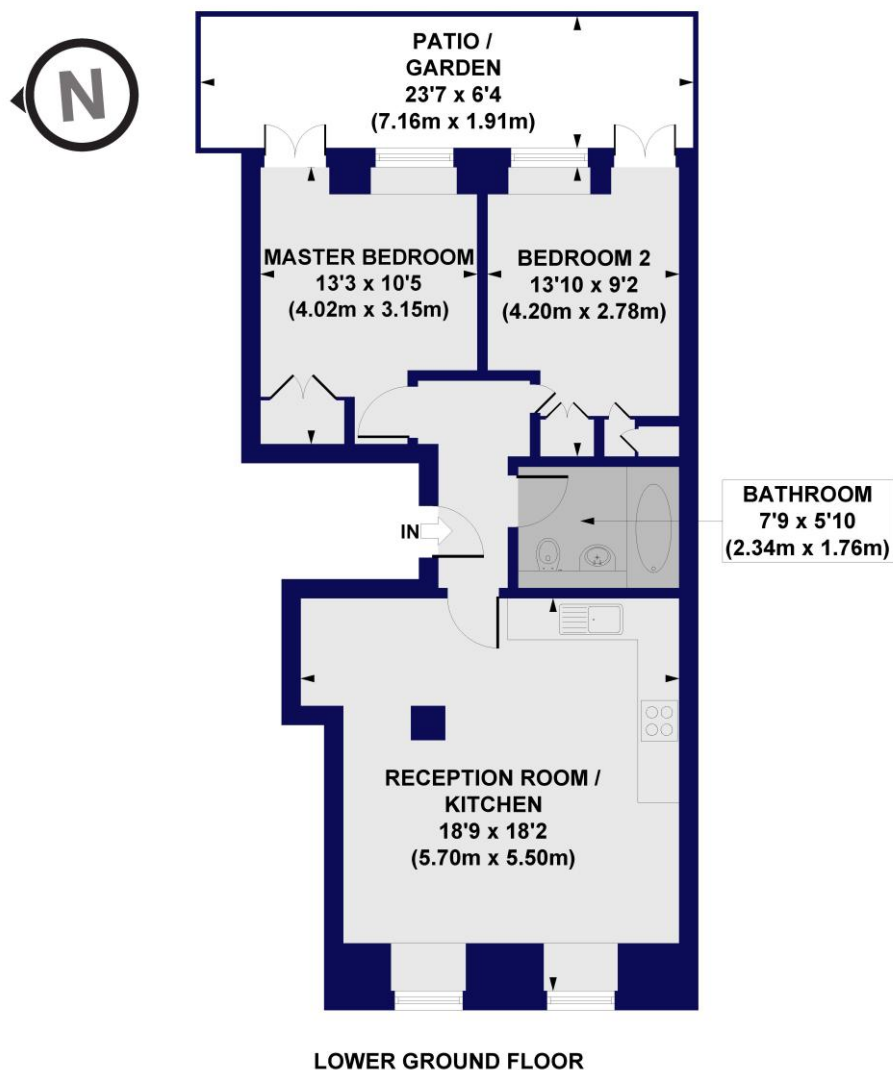
Combining character, generous accommodation and a private rear patio, this exceptional apartment presents a fantastic opportunity for owner-occupiers and investors seeking a home in a prime East London location.

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Martello House, Martello Street, E8
Approx. Gross Internal Floor Area 657 sq. ft / 61.08 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260365>

Tenure: Leasehold

Term: 110 year and 9 months (Subject to change)

Service Charge: £2613.82 per annum (approx.)

Ground Rent: £ 730.14 Annually (Subject to review)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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