



**NORTH MILL APARTMENTS, LOVELACE STREET, LONDON, E8
£600,000 LEASEHOLD**

**A BRIGHT TWO BEDROOM TWO BATHROOM
APARTMENT WITH A PRIVATE BALCONY JUST A
MOMENT AWAY FROM HAGGERSTON STATION**

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DESCRIPTION:

This charming fourth floor flat located on Lovelace Street, E8. This well-appointed two bed two bath residence offers a comfortable and contemporary living space, spanning approximately 632 sq ft. The property boasts of a spacious open plan kitchen and living room, the kitchen is equipped with sleek modern appliances and ample storage space. From the living room, step out onto your private balcony, providing a tranquil outdoor space to enjoy a morning coffee or unwind in the evening. The master bedroom is complete with an ensuite bathroom for added convenience and also features built-in wardrobes and a Juliette balcony, allowing an abundance of natural light to flood the space. The second bedroom, a generous double room, also boasts a Juliette balcony. Completing this delightful residence is a large family bathroom, featuring contemporary fixtures and fittings and the property has excellent storage space throughout.

Situated in the heart of Lovelace Street, E8, this property benefits from a vibrant local area with an array of amenities right on its doorstep. Within close proximity you have Regents Canal, Haggerston Park, Broadway Market & London Fields, De Beauvoir Town, Columbia Road Flower Market and Shoreditch High Street. You will also find a variety of shops, cafes, and restaurants, catering to all tastes and preferences. The neighbourhood also offers an excellent selection of green spaces, ideal for outdoor activities or leisurely strolls. Transport links are readily accessible, with several bus stops nearby and the Overground station just a short walk away, providing convenient connections to the wider city. Commuting to central London or exploring the surrounding areas is a breeze from this well-connected location.

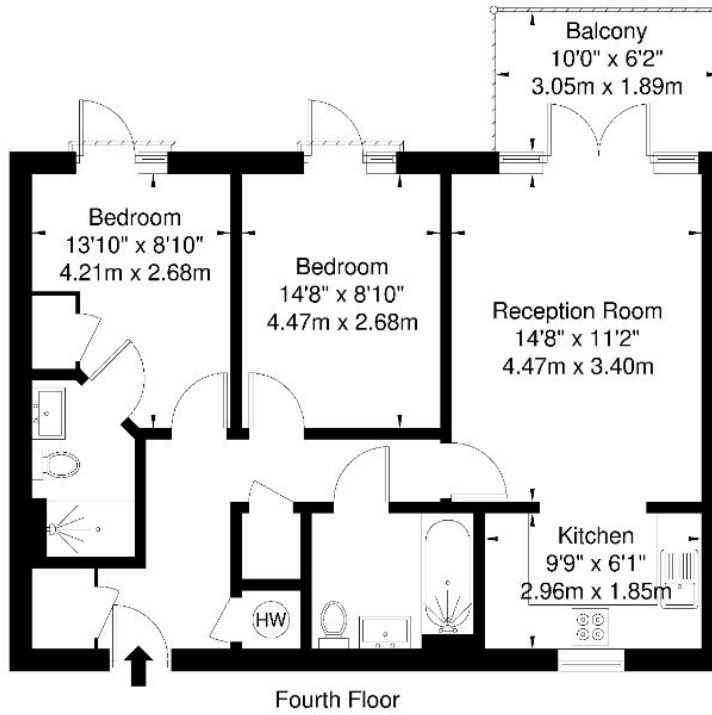
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North Mill Apartments Lovelace Street, E8 4FE

Approx. Gross Internal Area = 58.7 sq m / 632 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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