



FORTUNE COURT, QUEENSBRIDGE ROAD, LONDON, E8
£550,000 LEASEHOLD

AMAZING TWO BEDROOM APARTMENT IN LONDON FIELDS

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

A superbly located top floor two- bedroom apartment set within a beautiful Neo Georgian block boasting fantastic natural light throughout. the property consists of two ample sized double bedrooms, a generous bathroom, a spacious living room with a kitchen leading off that has been meticulously maintained. Off-street parking and secured bike storage available.

Fortune Court is located moments from the open green spaces of London Fields and the ever popular Broadway Market. Residents also have the option of the plethora of restaurants, bars and independently owned shops which the close by Kingsland Road provides. Excellent transport options are available with Haggerston station being a short walk from the property and offering swift access into Shoreditch and London town. In terms of transport, you're only 0.3 miles to Haggerston Station, 0.6 miles to London Fields, with regular trains to Liverpool Street.

Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore we recommend all interested parties carry out their own enquiries.

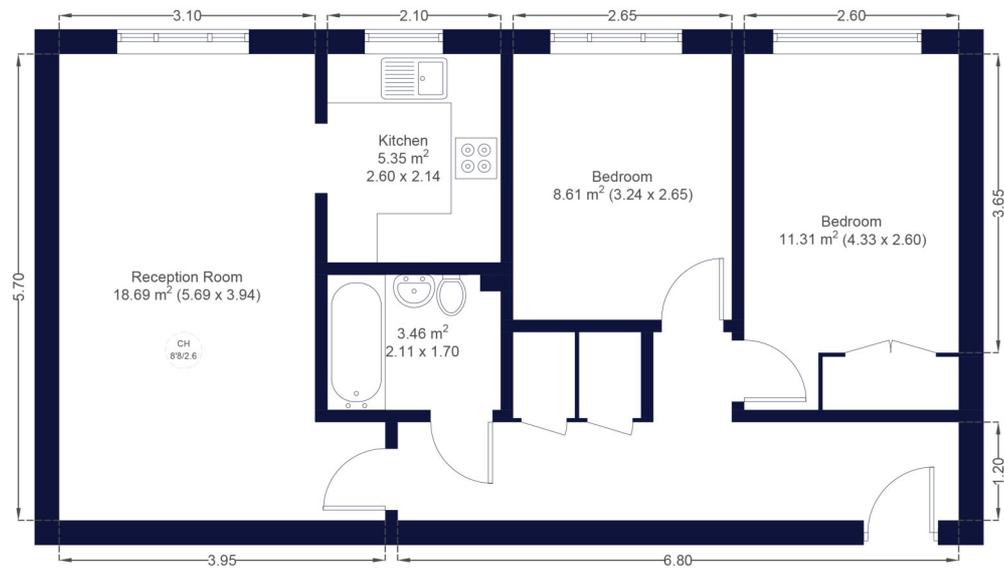
Winkworth



Winkworth



▼ Third Floor



Brought to you by:

Winkworth

This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
Property
Measurer

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	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC250320>

Tenure: Leasehold

Term: 99 year and 0 months

Service Charge: £2100 per annum

Ground Rent: £ 358 Annually (subject to increase)

Council Tax Band: D

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.

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.