



FORTUNE COURT, QUEENSBRIDGE ROAD, LONDON, E8  
 'OFFERS IN EXCESS OF' £535,000 LEASEHOLD

## AMAZING TWO BEDROOM APARTMENT IN LONDON FIELDS

Hackney | 020 8986 4216 | [hackney@winkworth.co.uk](mailto:hackney@winkworth.co.uk)

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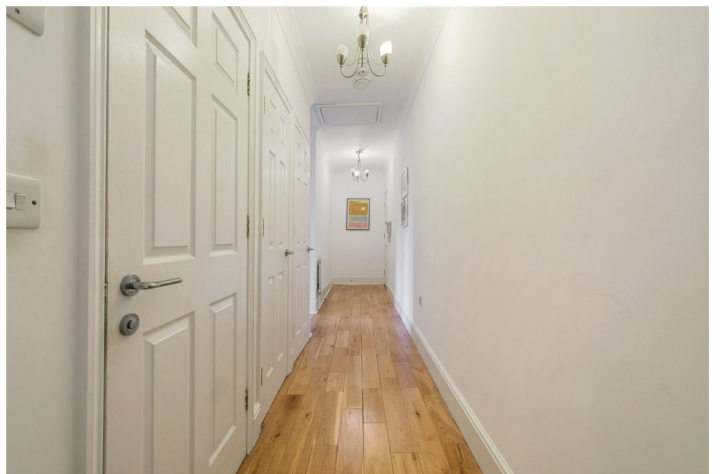


## DESCRIPTION:

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.

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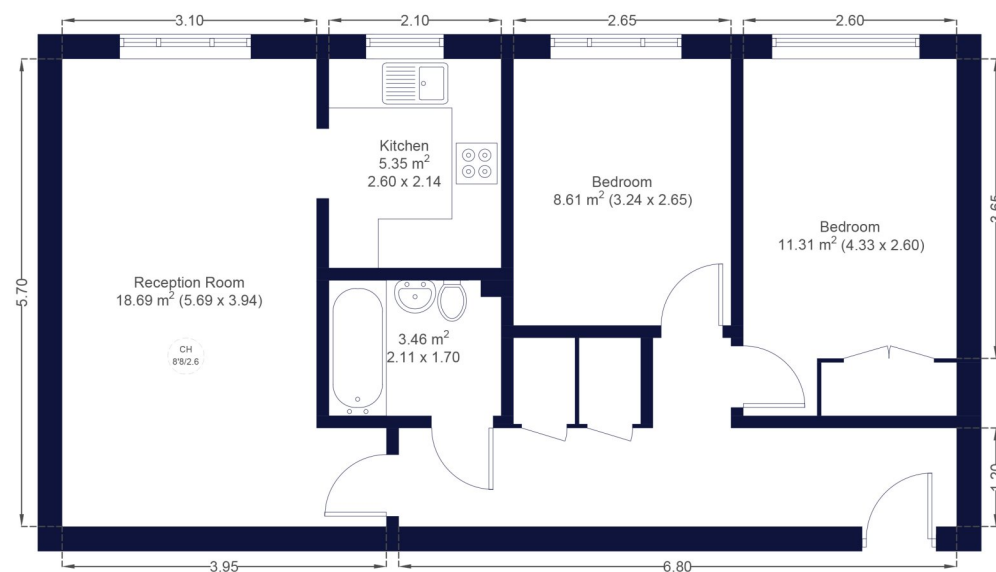


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## ▼ Third Floor



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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		



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**Tenure:** Leasehold

**Term:** 98 year and 9 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.

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