



FLORFIELD ROAD, LONDON, E8
£875,000 LEASEHOLD

STUNNING TWO BEDROOM, TWO BATHROOM WAREHOUSE CONVERSION

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DESCRIPTION:

A stunning two-bedroom, two-bathroom apartment set within a beautifully converted factory building in the sought-after area of London Fields. Retaining many of the original industrial features, the property offers a unique blend of contemporary living with historic charm. High ceilings and large windows allow for an abundance of natural light, while steel beams add character to the open-plan living space.

The spacious open plan reception area is perfect for both relaxing and entertaining, with ample dining space. The modern kitchen is fitted with premium appliances, ideal for those who enjoy cooking.

There are two generous bedrooms, with the principal bedroom benefiting from an en-suite bathroom. The second bathroom has the advantage of a full bath and a separate shower cubicle.

Residents will enjoy the vibrant local area of London Fields, with its thriving independent shops, cafes, and restaurants, as well as the nearby green spaces including the popular London Fields Park. Transport links are excellent, with London Fields Overground station just a short walk away, offering easy access to central London.

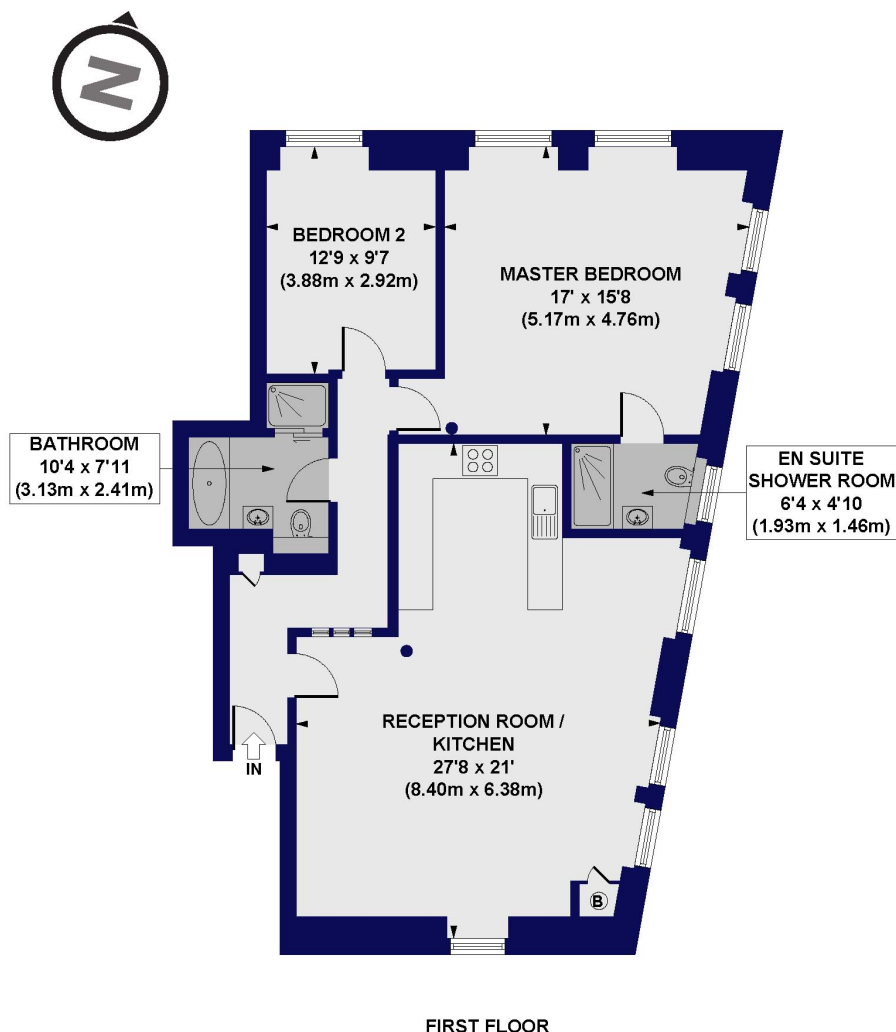
Any associated charges including, but not limited to, service charge, ground rent and sinking funds outlined in the marketing material is an approximation calculated using information provided by and described by the client at the time of instruction. The actual cost may be subject to change and therefore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

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Florfield Road, E8
Approx. Gross Internal Floor Area 1099 sq. ft / 102.06 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/HAC230075>

Tenure: Leasehold

Term: 101 year and 8 months

Service Charge: £2636.24 per annum

Ground Rent: £ 275 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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