



MARE STREET, LONDON, E8
£525,000 LEASEHOLD

STYLISH TWO-BEDROOM APARTMENT IN THE HEART OF LONDON FIELDS

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DESCRIPTION:

Located on the third floor of a modern, secure development, this bright, spacious two-bedroom, two-bathroom apartment offers contemporary living in one of East London's most sought-after neighbourhoods.

The property features two generous double bedrooms, including a principal bedroom with built-in storage and a sleek en-suite bathroom. A second full bathroom suite serves the rest of the home. The open-plan reception and kitchen area is flooded with natural light and offers integrated appliances, making it a perfect space for cooking and entertaining. Additional built-in storage in the hallway enhances functionality.

Residents benefit from lift access and secure gated entry. The location is excellent, set within vibrant London Fields, just moments from the Lido and popular Broadway Market, known for its artisan coffee shops, acclaimed restaurants, and independent bakeries.

Green spaces abound with Well Street Common and Victoria Park nearby, while excellent transport connections are provided via the London Fields Overground station and a range of local bus routes, ensuring quick and easy access to the city, the west-end and beyond.

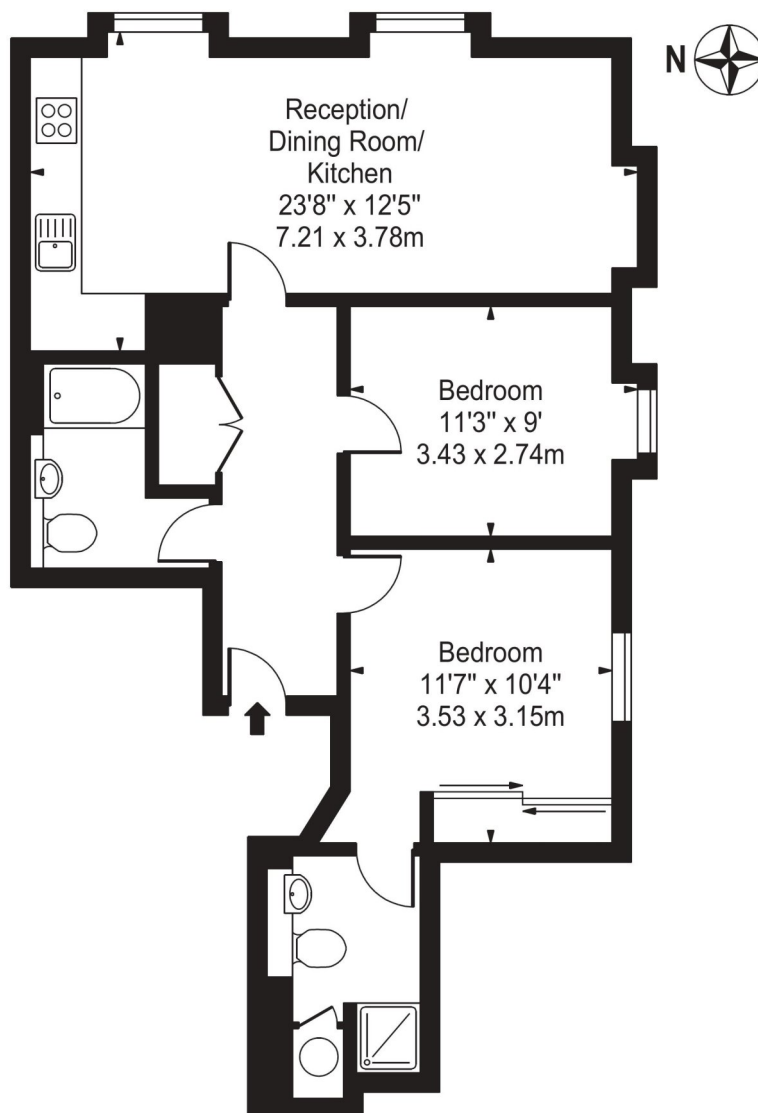
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Approx. Gross Internal Area 657 Sq Ft - 61.04 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/HAC250251>

Tenure: Leasehold

Term: 240 year and 11 months

Service Charge: £3693.44 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band:

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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