Mentmore Terrace, Hackney, E8

3 bedroom flat - £850,000 leasehold

Hackney Sales

Mentmore Terrace, Hackney, E8

£850,000 leasehold 3 bedroom flat

Foxtons.co.uk/15040186

A beautifully proportioned 3 bedroom flat with recently extended lease to 990 years, set in a contemporary development boasting 3 balconies, large living area and an excellent London Fields location.

KEY FEATURES

- Modern development with lift and concierge in London Fields location
- The property benefits from a 990 year extended lease with no ground rent
- Generous bright open plan reception room with large dining space, well equipped kitchen and private balcony
- 3 well proportioned double bedrooms, 2 benefit from their own private balconies, the principal bedroom has an en-suite and walk in wardrobe
- Stylish bathroom and shower room
- Rare opportunity to buy a design led apartment in one of East London's most popular and vibrant neighbourhoods

LOCAL AREA

The property is ideally situated for a selection of shops and amenities that can be found on Mentmore Terrace, with London Fields Station moments away. The wonderful green open spaces of London Fields are nearby.

London Fields Rail Station
Greater Anglia Weaver lines, Zone 2

Hackney Central Rail Station
Mildmay line, Zone 2

Cambridge Heath (London) Rail Station
Greater Anglia Weaver lines, Zone 2

Representation of current layout, gross internal floor area is approximately 1,089 Sq Ft (Sq M)

Foxtons Hackney

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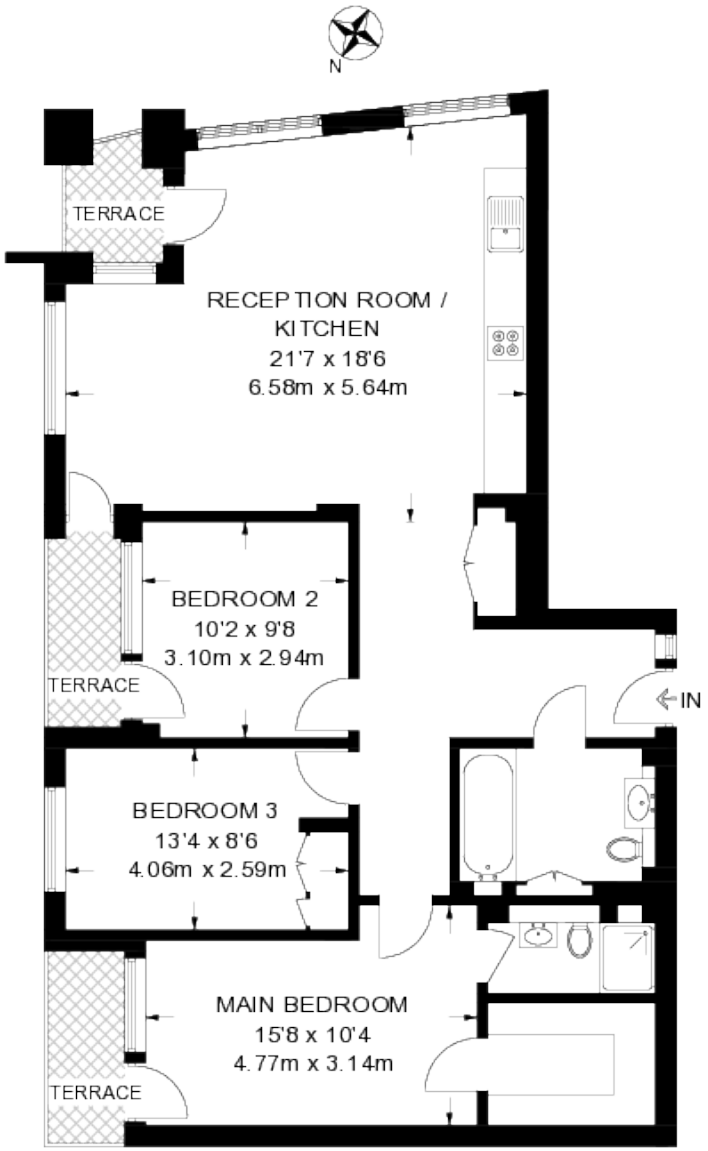

SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
1089 SQ FT / 101.15 SQ M

This plan has been drawn for illustrative and identification purposes only.

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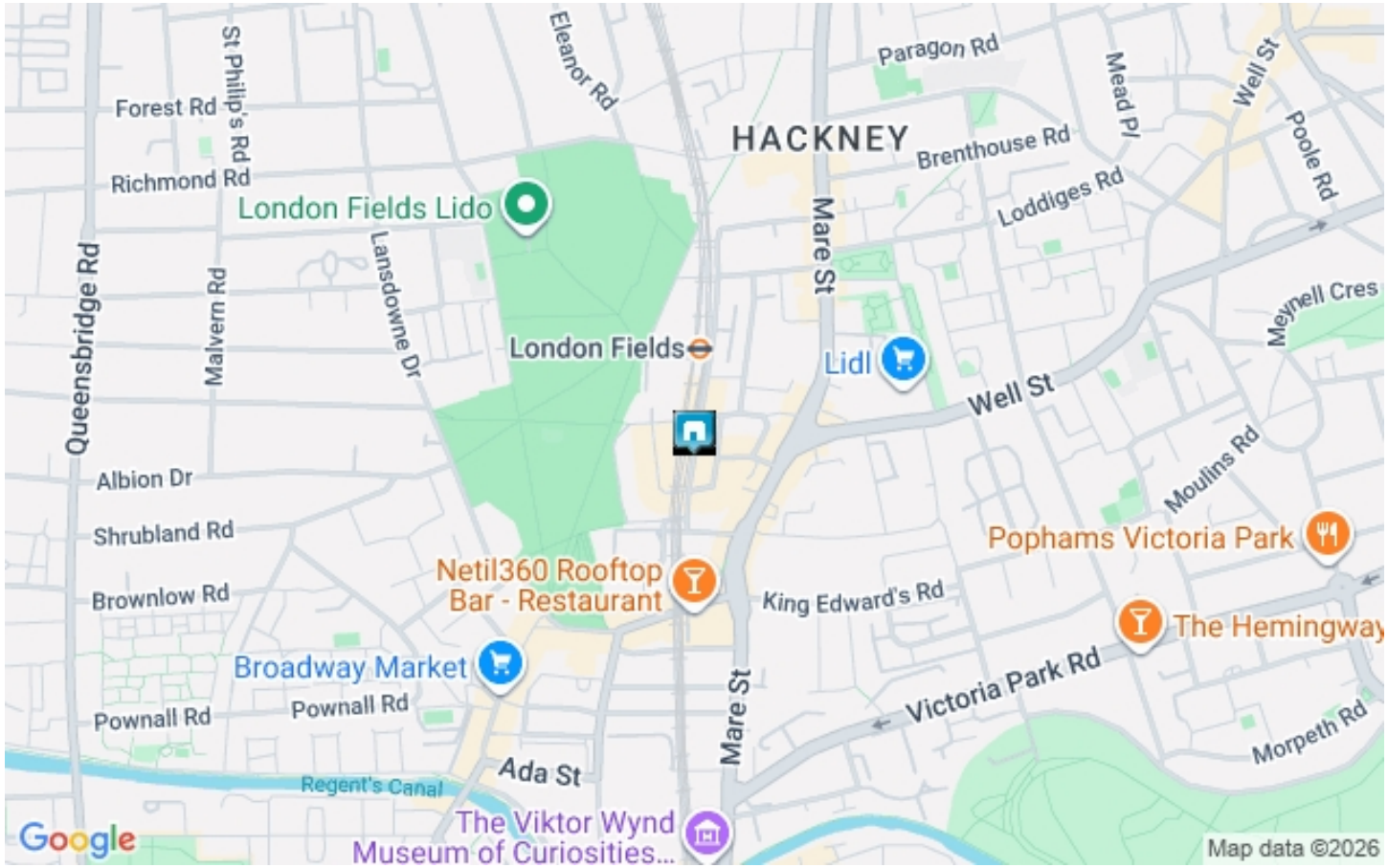

Tenure	**Leasehold**
Lease Expires	**29/06/3126**
Ground Rent	**£0.00 per annum**
Service Charge	**To be confirmed**
Local Authority	**Hackney**
Council Tax	**To be confirmed**

Energy Performance Certificate

Awaiting EPC, or not applicable

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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