



kings  
GROUP



[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

39 Gransden Avenue, London, E8 3QA  
Guide Price £680,000



- Two Double Bedrooms
- Private Balcony
- Total Floor Area: 74 sq.m (801 sq.ft)
- Herringbone Parquet Flooring
- Miele Appliances

- Access To London Fields Station
- London Fields Nearby
- Lease Term:148 Years (approx)
- Concierge
- Open Plan Kitchen & Living Area

Kings Group are pleased to offer this SUPERB TWO BEDROOM PURPOSE BUILT FLAT located at 39 Gransden Avenue' year old development in E8 to the market. Comprising of a BRIGHT & SPACIOUS RECEPTION ROOM, a well equipped kitchen with a sliding door leading to a balcony, TWO GOOD SIZED DOUBLE BEDROOMS, ample storage, and a three-piece bathroom suite.

All of the apartments in this development have been designed to include generous living areas and outside space and are finished to a very high specification, including herringbone parquet flooring and Miele appliances.

Situated a stone's throw from London Fields Station between the park itself and Mare Street, this particular part of Hackney is experiencing considerable regeneration with notable schemes such as the fashion hub at Hackney Walk and the bars and restaurants of Broadway Market on its doorstep. Gransden Avenue is a 10 minute walk from Hackney Central Overground Station (currently being strongly recommended for inclusion in an East London extension to Crossrail 2).

#### Entrance

Front door to hallway.

#### Hallway

Doors to:-

#### Open Plan Kitchen / Living / Dining Room

**21'8" x 14'9" (6.60m x 4.50m)**

Double glazed window to side aspect and door leading to balcony, TV point, phone point, power

points, range of base and wall units with flat top work surfaces, sink with stainless steel mixer tap, integrated electric hob/oven, integrated extractor, integrated dishwasher and washing machine, integrated fridge/freezer, herringbone parquet wood flooring.

#### Bedroom One

**10'2" x 14'1" (3.10m x 4.30m)**

Double glazed window to side aspect, power points, herringbone parquet wood flooring.

#### En-Suite

**5'10" x 5'10" (1.80m x 1.80m)**

Tiled walls, walk-in shower cubicle, wall mounted wash hand basin with bespoke mixer tap, low level W.C, tiled flooring.

#### Bedroom Two

**12'9" x 9'6" (3.90m x 2.90m)**

Double glazed window to side aspect and door leading to balcony, power points, herringbone parquet wood flooring.

#### Bathroom

**19'8" x 5'10" (6.00m x 1.80m)**

Tiled walls, panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with bespoke mixer tap, low level W.C, spot lights, tiled flooring.

#### Balcony

**12'1" x 5'10" (3.70m x 1.80m)**

Decked with table and chairs.







FIRST FLOOR  
74.0 sq.m. (797 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (797 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2020

