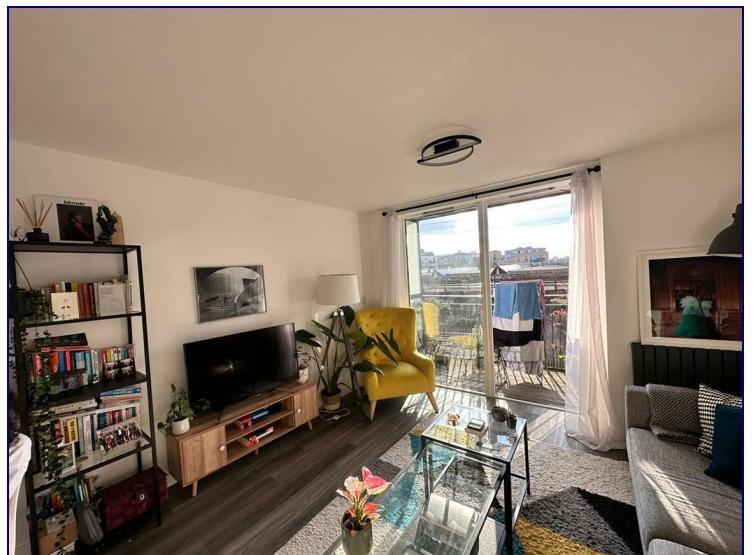
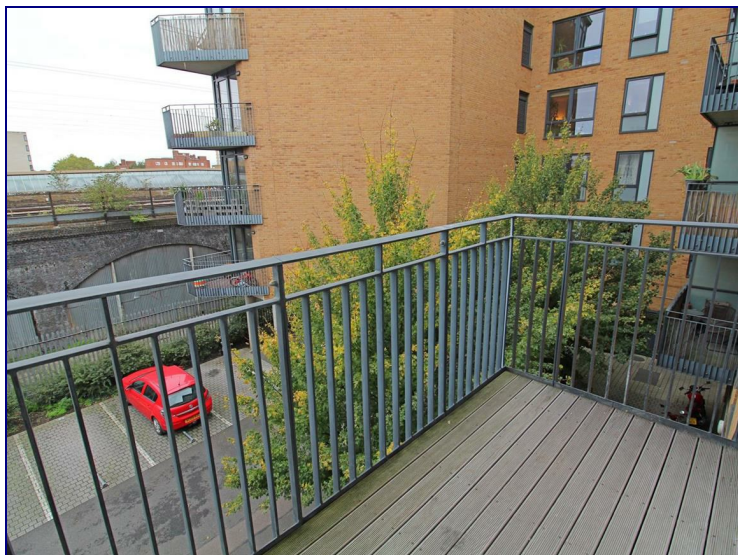




www.kings-group.net

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

43 Mare Street, London, E8 4RX



£2,200 Per Month

ONE DOUBLE BEDROOM MODERN APARTMENT SITUATED AT THE TOP OF QUEEN VICTORIA PARK ROAD.

New to the market is this one bedroom apartment situated in a well maintained modern development close to the Regents Canal on Mare Street E8. This fantastic apartment offers bright modern accommodation featuring a fully integrated open plan kitchen, bright reception with large floor to ceiling windows, double bedroom and plenty of built in storage. Further points to note are the three piece modern bathroom suite, video entry system and private balcony. Enviably located adjacent to Victoria Park Road, within moments of Broadway Market and walking distance to both London Fields and Bethnal Green Stations.

Notice of Offer

Property Address: 16 Cordwainer House, 43 Mare Street, London, E8 4RX

We advise that an offer has been made for the above property in the sum of £325,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Kings Group, 326 Mare Street, London, E8 1HA
Agents Telephone Number: 020 8510 0808

** CHAIN FREE **

Kings Group are pleased to offer Cordwainer House, Mare Street, E8 to the market. A ONE BEDROOM PURPOSE BUILT FLAT located in the vibrant Hackney area, this property is in need of refurbishment, but it is spacious with an abundance of storage and potential making it a perfect first time home or investment property. Offering an 18FT LOUNGE, a fitted kitchen, double bedroom, and a three piece bathroom suite. The property has double glazed and benefits from central heating (untested).

Lounge

18'0" x 12'0" (5.50m x 3.68m)

Double glazed window to rear aspect, coved ceiling, two single radiators, phone point, TV point, power points and ... flooring.

Kitchen

8'3" x 6'11" (2.54m x 2.12)

Coved ceiling, a range of base and wall units with roll top work surfaces, space for freestanding gas cooker, sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points.

Bedroom

13'11" x 9'8" (4.25m x 2.96m)

Double glazed windows to rear

aspect, coved ceiling, single radiator, fitted wardrobes, power points and laminate flooring,

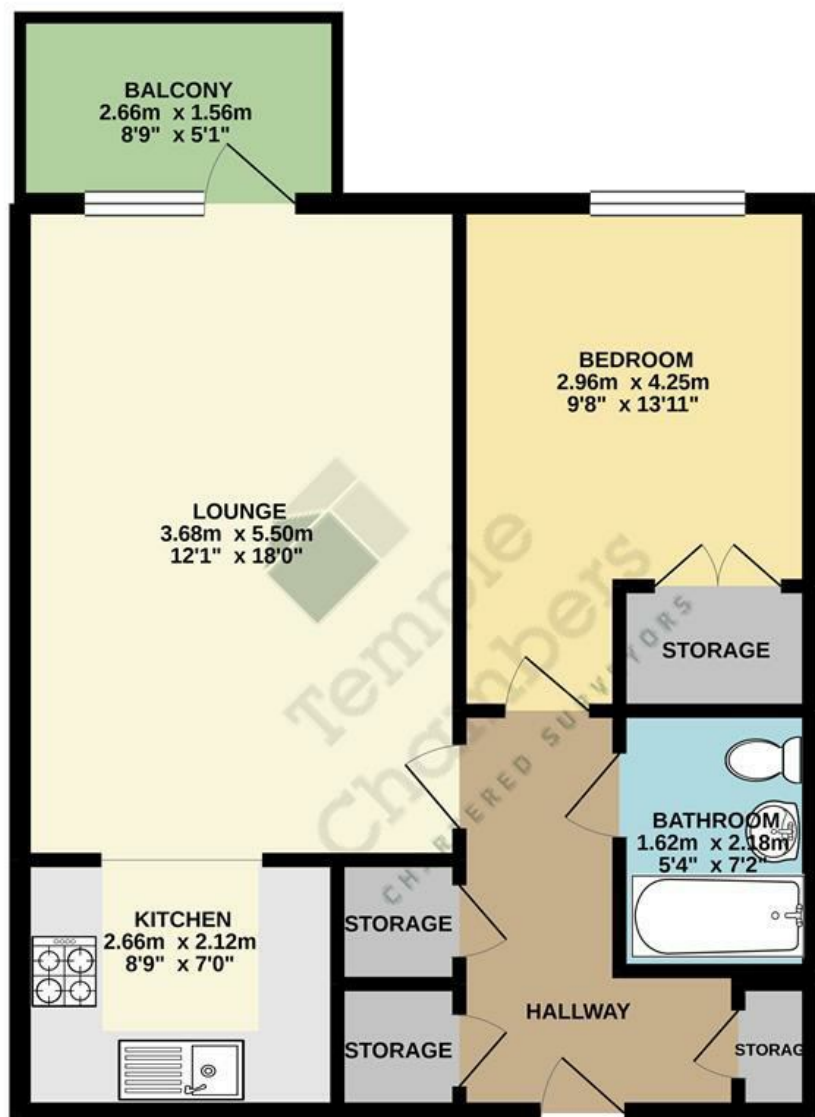
Bathroom

7'1" x 6'6" (2.18m x 1.99m)

coved ceiling, tiled walls, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, low level WC, wash hand basin and tiled flooring.



CORDWAINER HOUSE



TOTAL FLOOR AREA : 52.8 sq. m. (568 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.
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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Associated Offices in London, Essex and Hertfordshire
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