

fyfemcdade

1 Charlotte Road
Shoreditch
London EC2A 3DH

t 020 7613 4044
f 020 7613 4923
e info@fyfemcdade.com
w www.fyfemcdade.com

The Gransden, Gransden Avenue Hackney, E8 Prices From £575,000 Leasehold



Ensnconced in the heart of London Fields and Hackney, comes The Gransden and Hackney Yard, a superlative collection of 42 apartments fused with twenty three thousand square feet of creative commercial space.

Offering a variety of one, two and three bedroom apartments, this exciting new scheme in the popular London Fields area of Hackney will be of great interest to the growing number of people making this part of East London their home, as well as investors looking to tap into an area who's popularity continues to grow at a phenomenal rate.

All of the apartments have been designed to include generous living areas and outside space and will be finished to a very high specification, full details of which can be found in the brochure. The Gransden will be a gated development with a dedicated concierge based at the front gate.

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).

| Unit | Floors | Bed | Amenity | Sq M | Sq Ft | Price |
|----------------|-----------|-----|---------|------|-------|-----------------|
| Block A | | | | | | |
| 1 | 1st | 3 | Balcony | 100 | 1073 | Reserved |
| 2 | 1st | 1 | Balcony | 53 | 567 | Reserved |
| 3 | 1st | 1 | Balcony | 54 | 587 | Reserved |
| 4 | 1st | 2 | Balcony | 74 | 801 | Reserved |
| 5 | 1st | 1 | Balcony | 53 | 575 | Reserved |
| 6 | 2nd | 3 | Balcony | 93 | 999 | £915,000 |
| 7 | 2nd | 1 | Balcony | 50 | 543 | Reserved |
| 8 | 2nd | 2 | Balcony | 71 | 769 | Reserved |
| 9 | 2nd | 1 | Balcony | 53 | 573 | £575,000 |
| 10 | 2nd | 1 | Balcony | 51 | 548 | Reserved |
| 11 | 3rd / 4th | 3 | Balcony | 120 | 1300 | £1,250,000 |
| 12 | 3rd / 4th | 2 | Balcony | 87 | 941 | £895,000 |
| 13 | 3rd / 4th | 2 | Terrace | 122 | 1316 | Reserved |
| 14 | 3rd | 2 | Balcony | 74 | 801 | Reserved |
| 15 | 3rd | 1 | Balcony | 53 | 575 | Reserved |



Lease Length: 150 years

Service Charge: TBC

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